26-154-SH

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00. Affiant Subscribed and sworn to before me, this the 21st day of May, 2026. Notary Public My commission expires: 11/19/28 (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1424127 DEEDWARR
05/22/2026 09:29:48 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20260522-0046779

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Turnberry Homes, L.L.C.	**"NEW OWNER"**	**117-11-0-053.00**
210 Jamestown Park Road, Ste 102		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Theresa M. Sells, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Turnberry Homes, L.L.C., a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract or parcel of land lying in the 7th (formerly the 11th) Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point on the southern margin of Woodmont Avenue, 650 feet westward from the West margin of Belmont Boulevard, said point being the Northwest point of Lot No. 41, running thence southwardly with the West line of Lot No. 41, 155 feet; thence, at a right angle, westwardly 200 feet to the East margin of Amanda Street; thence, northerly with the East margin of Amanda Street, 155 feet to the South margin of Woodmont Avenue; thence, eastwardly with the South margin of Woodmont Avenue, 200 feet to the BEGINNING point.
ALSO being known as Lot No. 63 on the Plan of Noel's Subdivision of Watkins Grove, not of record.

THE said Woodmont Avenue being the same as Woodmont Boulevard.

BEING the same property conveyed to Patrick D. Sells and Theresa M. Sells, husband and wife, by Warranty Deed dated September 5, 2014, from Karen Jane Zaft, Charles Anthony Eberhardt, Cena Marie Morgan and Elizabeth Eberhardt-Ayoub, Co-Trustees of the Frances Jane Harrison Eberhardt Revocable Trust, Under Trust Agreement Dated March 21, 2012, of record in Instrument No. 20140910-0082994, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Theresa M. Sells, a married woman, by Quitclaim Deed dated June 27, 2017, from Patrick D. Sells and Theresa M. Sells, husband and wife, of record in Instrument No. 20170703-0066988, said Register's Office. Patrick D. Sells

and Theresa M. Sells have divorced by Final Decree of Divorce dated August 4, 2017, of record in Docket No. 46119, Chancery Court for Williamson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **Taxes for the current year to be paid by the Grantee herein and any subsequent years property taxes not yet due and payable.**

This is improved property, known as 1615 Woodmont Boulevard, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S) that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 21st day of May, 2026.

Theresa M. Sells

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Theresa M. Sells, an unmarried woman the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of May, 2026.

Notary Public

My Commission Expires: 11/19/28

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY