RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson
Batch # 1426889
06/01/2026 11:32 AM
Fees: $13.00 Taxes: $1,905.50

Davidson County
DEEDWARR
2 pgs

20260601-0049060

ADDRESS NEW OWNER:

Mitchell Webb
1224 Joseph Ave
Nashville, Tennessee 37207

SEND TAX BILL TO:

Same as New Owner

MAP & PARCEL:

MAP **071**
GROUP **15 0**
PARCEL **289.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Penfam Holdings TN LLC a Tennessee Limited Liability Company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Mitchell Webb and Nora Webb, husband and wife,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 in C. F. Sharpe and W. L. Horns 2nd Subdivision of Lindsey Property Northeast Nashville, of record in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee.

Lot No. 41 fronts 50 feet on the West side of Joseph Avenue and runs back between parallel lines 145 feet, more or less, to an alley.

Subject to and made a part of is an ingress-egress 12ft wide easement of record in Instrument No. 20240930-0075383, Registers Office in and for Davidson County Tennessee.

Being the same property conveyed to Penfam Holdings Inc., by Warranty Deed from Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company, dated September 26, 2024 and filed of record September 30, 2024 as Instrument No. 20240930-0075523, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2026 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Sharpe and Horn's Second Addition to Northeast Nashville, of record as Plat Book 161, page 53, said Register's Office.
3. Declaration of Easement and Maintenance Agreement of record as Instrument No. 20240930-0075383, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **1224 Joseph Ave, Nashville, Tennessee 37207**.

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 our hands this the 26 day of May 2026.

Penfam Holdings TN LLC, a Tennessee Limited Liability Company

Managing Member

By: Jared Penner, Managing Member

STATE OF WA)

COUNTY OF Whatcom)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Jared Penner** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Managing Member** of **Penfam Holdings TN LLC,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such , Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Managing Member .

WITNESS my hand and official seal at office this 26th day of May 2026.

NOTARY PUBLIC
My Commission Expires: 5/17/2027

JODIE L CONNEELY
Notary Public
State of Washington
Commission # 23014416
My Comm. Expires May 17, 2027

STATE OF Tennessee)

COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $515,000.00.

AFFIANT

Subscribed and sworn to before me on this 29 day of May 2026.

NOTARY PUBLIC
My Commission Expires: _____

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON