Prepared by:
Land and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260554555

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $643,500.00.

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2026.

Notary Public
My Commission Expires: _____

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Karen Johnson
Batch # 1427836
06/04/2026 09:34:51 AM
Fees: $13.00 Taxes: $2,380.95
20260604-0050391

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
AMF Investment Holdings, LLC and Mariz Camille Mallari 1009 Glendale Lane Nashville TN 37204	New Owner	Tax Parcel ID No. 132-09-0F-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pinnacle Bank, as Successor Trustee of The Cindy W. Russell Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **AMF Investment Holdings, LLC, a Florida Limited Liability Company and Mariz Camille Mallari**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the plan of Glendale Reserve, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Glendale Reserve, a Horizontal Property Regime with Private Elements of record in Instrument No. 20110824-0065586, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to CINDY W. RUSSELL, UNMARRIED, by deed from EDWARD ALLEN HAYGOOD, MARRIED, of record in Instrument No. 20121115-0105273, dated November 13, 2012, said Register's Office.

CINDY W. RUSSELL further conveyed to EQUITABLE TRUST COMPANY AS TRUSTEE OF THE CINDY W. RUSSELL TRUST, by quitclaim deed of record in Instrument No. 20130625-0065088, dated June 24, 2013, said Register's Office. Equitable Trust Company having since resigned as Trustee and Pinnacle Bank having been named Successor Trustee per The Cindy W. Russel Trust Nonjudicial Settlement Agreement dated November 9, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 132-09-0F-001.00 CO.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4159, page 25, said Register's Office.

Declaration of Covenants, Conditions and Restrictions for Glendale Reserve, a Horizontal Property Regime with Private Elements of record in Instrument No. 20110824-0065586, said Register's Office.

This is improved property located at 1009 Glendale Lane Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of June, 2026.

The Cindy W. Russell Trust

By: Pinnacle Bank, Successor Trustee

By: Christopher Holloway, Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Christopher Holloway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Officer (or other officer authorized to execute the instrument) of Pinnacle Bank, Successor Trustee of The Cindy W. Russell Trust, the within named bargainor, and that he as such Officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid Officer.

Witness my hand, at office, this 3rd day of June, 2026.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

My Commission Expires: _____