Prepared by:
Record and Return To:
Hardeman and Rosenthal Title, Inc.
[illegible] Hills Blvd., Suite 190
[illegible]

WARRANTY DEED

Karen Johnson
Batch # 1428190
06/05/2026 10:45:24 AM
Fees: $13.00 Taxes: $6,660.00

Davidson County
DEEDWARR
2 pgs

20260605-0050844

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Haile Martin		
(NAME)	NEW OWNER (NAME)	083 03 0 103.00
2106 Early Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **6608 BROOKMONT TERRACE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER HAILE MARTIN, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 40 on the Map of PONTOTOC SUBDIVISION, of record in Plat Book 547, Page 113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to 6608 Brookmont Terrace LLC, a Tennessee limited liability company, by Warranty deed from Nashville Metro Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20250103-0000577, in the Register's Office of Davidson County, Tennessee, dated December 20, 2024 and recorded on January 3, 2025.

Being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee limited liability company, by Warranty deed from Charles Michael Morris, single and Ronald Curtis Ledbetter, single, of record in Instrument No. 20241226-0099862, in the Register's Office of Davidson County, Tennessee, dated December 20, 2024 and recorded on December 26, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 2106 Early Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

PM2026-499

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand this 3 day of June, 2026

6608 BROOKMONT TERRACE, LLC

BY: _____
JARRED PYLE, MEMBER

BY: _____
BRENDAN DAUENHAURER, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named 6608 Brookmont Terrace, LLC, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

*Jarred Pyle and Brendan Dauenhaurer, Members of

Witness my hand and official seal this 3rd day of June, 2026.

Commission expires:

HOLDEN L. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT 03 2029

_____
Notary Public

PM2026-499