Karen Johnson Davidson County
Batch# 1429569 DEEDWARR
06/09/2026 08:17:30 AM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20260609-0051653

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$575,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 2nd DAY OF JUNE, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/2/29

ANNE MARIE SMALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2029

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.: 420426

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Steven M. Dye and Leanne M. Dye 330 Cottonwood Court Longmont, CO 80501	MOVEMENT MORTGAGE, LLC 8024 CALVIN HALL RD. INDIAN LAND, SC 29707	093-16-0W-002 .00-CO

For and in consideration of the sum of Five Hundred Seventy-Five Thousand And 0/100 ($575,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

MHRT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

STEVEN M. DYE AND LEANNE M. DYE, HUSBAND AND WIFE

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 151 B, 151 Fain Street, a Planned Unit Development, Horizontal Property Regime with Private Easements, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20241023-0082322, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to MHRT Group, LLC, by Warranty Deed from Lauren Westbrook and Dawann Westbrook and Aisha Westbrook and Meredith Freeman Bell and Mark McClendon and Angela McClendon Johnson, dated July 30, 2024 and recorded on August 1, 2024 in Instrument No. 20240801-0058333, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 151B Fain St, Nashville, TN 37210.

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR MHRT GROUP, A TENNESSEE LIMITED LIABILITY COMPANY to STEVEN M. DYE AND LEANNE M. DYE, HUSBAND AND WIFE FOR THE TRANSFER OF PROPERTY LOCATED AT 151B FAIN ST, NASHVILLE, TN 37210.]

Witness our/my hand on the 29th day of May, 2026.

MHRT Group LLC, a Tennessee limited liability company

BY: _____
Mayyadah Alwiswasee, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Mayyadah Alwiswasee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of MHRT, LLC, a Tennessee limited liability company, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of by himself/herself as MHRT, LLC, a Tennessee limited liability company.

Witness my hand and official seal this 29th day of May, 2026.



_____
Notary Public
My Commission Expires: 2/17/27

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 1. 2026

Affiant Signature

5th day of June, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

