WARRANTY DEED

Karen Johnson Davidson County
Batch# 1429743 DEEDWARR
06/09/2026 10:56:30 AM 4 pgs
Fees: $23.00 Taxes: $629.00
20260609-0051925

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF June, 2026

Notary Public

MY COMMISSION EXPIRES 5-12-30

(AFFIX SEAL)

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D&D Holding Group LLC	Same as New Owner	
(NAME) PO Box 281481	(NAME)	081-10-0-037.00
(ADDRESS) Nashville, TN 37228	(ADDRESS)	
(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, **Teryna D. Edwards, a married man, Vanore L. Edwards, unmarried, Rhon A. Edwards, unmarried, and Rhondylle J. Wallace, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D&D Holding Group LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 5, on the plan of Section One, Normal Heights, as of record 2331, Page 21, Register's Office of Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the northeasterly side of Delk Avenue and runs back between lines, 138.2 on the northeasterly line and 200.4 feet on the southeasterly line to a dead line in the rear measuring 80 feet thereon.

Being the same property conveyed to Joe McFerrin and wife, Mary H. McFerrin, by Warranty Deed from Highland Development Company, Incorporated, of record in Book 2443, Page 373, Register's Office of Davidson County, Tennessee, dated August 2, 1956 and recorded August 2, 1956. The said Mary H. McFerrin died on or about July 23, 1997, leaving Joe McFerrin as the surviving tenant by the entirety. The said Joe McFerrin died testate on our about, February 22, 2011, his estate being probated in the Probate Court for Davidson County, Tennessee, Docket No. 11P540.

Being the same property conveyed to Sheila Ann Wilkes by Executor Quitclaim Deed from Sheila Ann Wilkes, Executrix of the Estate of Joe McFerrin, of record in in Instrument No. 20110816-0063010, Register's Office of Davidson County, Tennessee, dated August 11, 2011 and recorded August 16, 2011. The said Sheila Ann Wilkes died testate on or about August 16, 2025, her estate being probated in the Probate Court for Davidson County, Tennessee, Docket No. 25P2185.

Being the same property conveyed to Teryna D. Edwards by Executor's Deed from Teryna D. Edwards, Executor of the Estate of Sheila Ann Edwards Wilkes of record in Instrument No. 20260330-0024730, Register's Office of Davidson County, Tennessee, dated March 23, 2026 and recorded March 30, 2026.

Being the same property conveyed to Teryna D. Edwards, Vanore L. Edwards, Rhon A. Edwards, and Rhondylle J. Wallace as joint tenants in common, by Quitclaim Deed from Teryna D. Edwards of record in Instrument No. 20260421-0032519, Register's Office of Davidson County, Tennessee, dated April 15, 2026 and recorded April 21, 2026.This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301 et seq or other similar statute.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved
This is improved x property, known as 2618 Delk Avenue, Nashville, TN 37208

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 4th day of June, 2026.

Rhon A. Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of June, 2026, before me personally appeared Rhon A. Edwards, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of June, 2026.

Jason Culp
Notary Signature
My commission expires: 3-23-2027

JASON CULP
STATE OF TENNESSEE NOTARY PUBLIC
WAYNE COUNTY
MY COMMISSION EXPIRES 3-23-2027

Witness my hand this _____ day of June, 2026.

Teryna D. Edwards

Vanore L. Edwards

Rhondylle J. Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ day of _____, 2026, before me personally appeared Teryna D. Edwards, Vanore L. Edwards, and Rhondylle J. Wallace, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of _____, 2026.

Notary Signature
My commission expires:

unimproved
This is improved x property, known as 2618 Delk Avenue, Nashville, TN 37208

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

Witness my hand this _____ day of June, 2026.

_____
Rhon A. Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ day of _____, 2026, before me personally appeared Rhon A. Edwards, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of _____, 2026.

_____
Notary Signature
My commission expires:

Witness my hand this 8 day of June, 2026.

_____
Teryna D. Edwards

_____
Vanore L. Edwards

Rhondylle J. Wallace
Rhondylle J. Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8 day of June, 2026, before me personally appeared Teryna D. Edwards, Vanore L. Edwards, and Rhondylle J. Wallace, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8 day of June, 2026.

Cari Allen
Notary Signature
My commission expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 6·8·26.

Affiant Signature

6·8·26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 8 day of June, 2026.

Notary Signature

My Commission Expires: 5-12-30

