Karen Johnson Davidson County
Batch# 1429933 DEEDWARR
06/09/2026 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,237.65
20260609-0052178

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $334,500.00

Affiant

Subscribed and sworn to before me, this 9th day of June, 2026.

Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
24 FRAMES LLC	**Crebrid LLC**	**084 14 0 034.00**
2157 Brookview Dr	**8343 Douglas Ave., Ste. 750**	
Nashville, TN 37214	**Dallas, TX 75225**	

FOR AND IN 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 ACKNOWLEDGE, WE,

John S Waller and Nicole A Hornal, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

24 FRAMES LLC

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. 60 on the Plan of Section Two, Donelson Meadows, of record in Book 2133, Pages 100 and 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 90 feet on the southerly side of Brookview Drive and runs back between lines, 244.5 feet on the westerly line and 214.4 feet on the esaterly line to a dead line in the rear on which it measures 94.3 feet.

Being the same property conveyed to Nicole A Hornal and John Southard Waller, Jr., as tenants in common, by Quitclaim Deed from Nicole A Hornal, as Trustee of The Waller Revocable Living Trust, dated February 23, 2023, of record in Instrument No. 20230308-0016639,Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 2157 Brookview Dr, Nashville, TN 37214.

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 in 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.

Johnny S Waller Date: 6-4-26

John S Waller

Nicole A Hornal Date: 6-4-26

Nicole A Hornal

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, John S Waller and Nicole A Hornal, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Kalyn Rachel Kratzer

NOTARY PUBLIC

My Commission Expires: 2/26/30

KALYN RACHEL KRATZER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Jennifer Russell, 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 6/4/26
Date

Jennifer Russell
Affiant Signature

06/4/26
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 4 day of June, 2026

Notary's Signature

My Commission Expires: 12.2.28

Notary's Seal (if on paper)

