This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1431764 DEEDWARR
06/10/2026 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,065.60
20260610-0052511

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $288,000.00.

Affiant

Subscribed and sworn before me this the 5th day of June, 2026.

Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Emad Development LLC 5804 Leslie Ave Nashville, TN 37209	New Owner	091-10-0 043.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KYLE MOTHERSHEAD AND ALEXANDER TRIMPE AND AMELIA TRIMPE AND CHRISTIAN MOTHERSHEAD AND SARAH TRIMPE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EMAD DEVELOPMENT LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, State of Tennessee, being Lot No 47 on the Plan of the Subdivision of Lots Nos. 39 and 40 in the Division of the B. F. Cockrill Farm, as of record in Plat Book 332, Page 41 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Kyle Mothershead, Alexander Trimpe, Amelia Trimpe, Sarah Trimpe, and Christian Mothershead, by Warranty Deed from Kyle Mothershead, Executor of the Estate of Ramona Fite, and Kyle Mothershead, individually, Alexander Trimpe, Amelia Trimpe, Sarah Trimpe, and Christian Mothershead, dated 2/27/2026 and recorded 3/2/2026 in Instrument No. 20260302-0016358, Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Ramona Ward Fite, an unmarried woman, by Warranty Deed from Gary Simons, a single person, Bill J. Simons, a married person and Timothy Simons, a single person, an undivided one third interest each as tenants in common, dated 4/12/2013 and recorded 4/15/2013 in Instrument No. 20130415-0036906, Register's Office for Davidson County, Tennessee.

The said Ramona Ward Fite (a/k/a Ramona Fite) died testate on November 17, 2025, and according to her Last Will and Testament filed in Docket No. 25P-2282 in the Seventh Circuit Court (Probate) of Davidson County, Tennessee, she devised the subject property to Kyle Mothershead, Alexander Trimpe, Amelia Trimpe, Sarah Trimpe, and Christian Mothershead.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5804 Leslie Ave, Nashville, TN 37209.

KM AT AT CM ST

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 5th day of June, 2026.

Kyle Mothershead
Signed with Stavvy
Kyle Mothershead

Alexander Trimpe
Signed with Stavvy
Alexander Trimpe

Amelia Trimpe
Signed with Stavvy
Amelia Trimpe

Christan Mothershead
Signed with Stavvy
Christian Mothershead

Sarah Trimpe
Signed with Stavvy
Sarah Trimpee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me by Remote Online Notarization, the undersigned, a Notary Public in and for said county and state, Kyle Mothershead, Alexander Trimpe, Amelia Trimpe, Christian Mothershead, and Sarah Trimpe, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of June, 2026.

My commission expires: 4/17/2028

Justin Mooneyham
Signed with Stavvy
Notary Public

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

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 6-5-26 .

Affiant Signature 6-5-26
Date

State of Tennessee
County of Davidson

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

Notary Signature

My Commission Expires:
5-12-30

