Karen Johnson Davidson County
Batch# 1431797 DEEDWARR
06/10/2026 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20260610-0052580



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

Affiant

Subscribed and sworn to before me, this June ~~10~~ 9th day, 2026.

Notary Public

My commission expires: 11-21-26

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
David Ross Larach and Marilyn Green Larach, Co-Trustees of Larach Joint Revocable Trust		
4310 Colorado Ave	New Owner	103-04-0-243.00
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

James Jamieson and Macon Jamieson, husband and wife

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

David Ross Larach and Marilyn Green Larach, Co-Trustees of Larach Joint Revocable Trust, dated April 4, 2024

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

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 31, on the plan of West End Annex, of record as Instrument No. 20140623-0054557, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Jamieson and Macon Jamieson, husband and wife by Warranty Deed from The Baird Graham Company, LLC of record in Instrument No. 20150514-0044333 Register's Office for Davidson County, Tennessee, dated May 11, 2015 and recorded on May 14, 2015.

This is [X] improved [ ] unimproved property known as 4310 Colorado Ave, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this 8th day of June, 2026.

Macon Jamieson

James Jamieson by Macon Jamieson, his Attorney-In-Fact

STATE OF FLORIDA
COUNTY OF Bay

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Macon Jamieson, individually and as Attorney-In-Fact for James Jamieson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above as her individual self and as Attorney-In-Fact for James Jamieson.

Witness my hand and official seal this 8 day of June, 2026.

Notary Public Marlene C. Culpepper
My Commission Expires: 07.09.2028

MARLENE C. CULPEPPER
Notary Public
State of Florida
Comm# HH568642
Expires 7/9/2028

Lenders Title Company File No. 26-11224-7524

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 9, 2026.

J. Carlton Drumwright

June 9, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 9, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY