WARRANTY DEED

Karen Johnson
Batch # 1432962
06/12/2026 09:27:57 AM
Fees: $13.00 Taxes: $2,437.56

Davidson County
DEEDWARR
2 pgs

20260612-0053373

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $658,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 4/29/30
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Dandelion Holdings LLC	Same as New Owner	11807002300
(NAME)	(NAME)	
2727 Bransford Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20260495

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, I/we, **Tennessee Optometric Association** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Dandelion Holdings 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. :

Certain real property situate in Davidson County, State of Tennessee, being more particularly described as follows:

BEING Lot No. 2 on the plan of Berrywood, as of record in Plat Book 1835, page 24 (erroneously described as Book 1834, page 24 in the deed of conveyance), Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the west margin of Bransford Avenue, the common corner of Lots 1 and 2; thence with the margin of said Avenue, northwardly 55 feet to the beginning of a curve; thence along said curve, northwesterly 39.3 feet to a point in the southerly margin of Larmon Avenue; thence with the margin of said Avenue westwardly 125 feet to the common corner of Lots 2 and 62; thence southwardly with the line between said lots, 80 feet to a corner of Lots 1 and 2, eastwardly 150 feet to the beginning.

BEING the same property conveyed to Tennessee Optometric Association by Warranty Deed from Howard Duncan Dysart and wife, Kay Dysart, dated 08/06/1998 and filed of record in Book 11063, page 124, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Restrictive Covenants of record in Book 3219, page 13, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

And subject to Slope Easement and Temporary Construction Easement appearing of record in Inst. No. 20220422-0046750, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 2727 Bransford Avenue, Nashville, TN 37204
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 11th day of June, 2026

Tennessee Optometric Association
BY: Patience Long Executive Director
Patience Long, Executive Director

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Patience Long, 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 Executive Director (or other officer authorized to execute the instrument) of Tennessee Optometric Association, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Executive Director (or other authorized officer).

Witness my hand, at office, this 11th of June, 2026.

Notary Public
My Commission Expires: 4/29/30

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY