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Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Karen Johnson
Batch # 1435100
06/17/2026 10:55:06 AM
Fees: $13.00 Taxes: $1,561.40

Davidson County
DEEDWARR
2 pgs

20260617-0054910

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Bethany Jordan Folk-Middlebrook 703 Myrtle St. Nashville, TN 37206	Firstbank 722 Columbia Ave. Franklin, TN 37064	082 08 0 204.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bentley Investments LLC** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Bethany Jordan Folk-Middlebrook, an unmarried woman,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 703 Myrtle Street, Nashville, TN 37206, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

> Being Lot No. 2 on the plan of McNish's of the J.W. McFerrin 6-1/2 acre tract in East Nashville, of record in Book 57, page 129, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Bentley Investments, LLC, by Warranty Deed from Jame Edward Underwood dated January 24, 2008, and recorded January 28, 2008, of record in Instrument No. 20080128-0008594, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 703 Myrtle Street, Nashville, TN 37206.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 9th day of June, 2026.

Bentley Investments LLC

By: Justin Prince
Its: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ashley Rudy of the state and county mentioned, personally appeared Justin Prince as authorized Member of Bentley Investments LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized Member of Bentley Investments LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Justin Princeas as such authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as its authorized Member.

Witness my hand and seal, at office in this 9th day of June, 2026.

Notary Signature

Printed Name: Ashley Rudy

My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $422,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bethany J Folk
AFFIANT

Sworn to and subscribed before me this 12th day of June, 2026.

Notary Public
My commission expires: _____

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027