PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch # 1435194 DEEDWARR
06/17/2026 12:37:50 PM 2 pgs
Fees: $13.00 Taxes: $3,515.00
20260617-0055025

Ivey Title, LLC Ref: (LM) Title No.: 64495
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Monterra Development, LLC 311 Jocelyn Hollow Cir Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 11503005800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$950,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth L. Knox, as surviving tenant by the entirety, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Monterra Development, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's 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. 186 on the Plan of Brook Meade Section VI of record in Book 2331, pages 3 and 4, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth L. Knox and husband, Z. Alexander Gentle by Warranty Deed from Carolyn J. Bauer and Laura Lee Swisher, both unmarried, dated June 13, 1994, and recorded on June 14, 1994, of record in Book 9377, page 307, Register's Office for Davidson County, Tennessee. The said Z. Alexander Gentle has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, pages 3 and 4, said Register's Office, which Plan shows a 70 foot minimum building set back line from Bresslyn Road and a 10 foot easement for public utility purposes along the rear and northerly side line(s) of said lot.

This is improved property, known as 819 Bresslyn Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of June, 2026.

Elizabeth L Knox
Elizabeth L. Knox

State of Tennessee
County of Davidson

On this 17th day of June, 2026, before me the undersigned authority, personally appeared Elizabeth L. Knox, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

My Commission Expires: _____

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $950,000.00.

Affiant

Sworn and subscribed before me this 17th day of June, 2026.

Notary

My Commission Expires: _____

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027