Karen Johnson Davidson County
Batch# 1435196 DEEDWARR
06/17/2026 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $12,580.00
20260617-0055028

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1164

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Volunteer State Development, LLC, a Tennessee Limited Liability Company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **720 NEWBERRY RD TRUST**, 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. 1 on the Plan of the Resubdivision of Lot No. 310 of Brookmeade Subdivision, Section IX, as of record in Book 4715, page 147, Register's Office for said County.

Said Lot No. 1 fronts 125 feet on the southeasterly side of Newberry Road and extends back 405.19 feet on the easterly line and 236.92 feet on the westerly line to a dead line measuring 225.06 feet thereon.

Being the same property conveyed to Mark D. Semino by Warranty Deed from Daniel Cohen and Leslie Ellis, husband and wife of record in Instrument No. 20230911-0070950, Register's Office for Davidson County, Tennessee, dated September 5, 2023 and recorded on September 11, 2023 and Scrivener' s Affidavit Recorded on November 8, 2023 and Instrument No. 20231108-0087536.

Being the same property conveyed to Volunteer State Development, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Mark D. Semino, married of record in Instrument No. 20240501-0031888, Register's Office for Davidson County, Tennessee, dated April 25, 2024 and recorded on May 01, 2024.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 720 Newberry 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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
720 NEWBERRY RD TRUST	NEW OWNER	102-15-0-024.00

WITNESS THE EXECUTION HEREOF this 15th day of June, 2026.

Volunteer State Development, LLC

C A Rowe, Authorized Agent

By: Christopher A. Rowe, Authorized Agent

State of Tennessee)
County of Davidson)

On this 15th day of June, 2026, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Christopher A. Rowe, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that his is the Authorized Agent of the maker, Volunteer State Development, LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of Volunteer State Development, LLC, as Authorized Agent.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 3,400,000.00.**

Affiant

Sworn and subscribed before me on this the 15th day of June, 2026.

Notary Public

My Commission Expires: 11.2.26

CASSANDRA LAHOUTI NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **6/15/26** (date of document).

Affiant Signature

6/15/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15th** day of **June**, **2026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

