(1)

Karen Johnson Davidson County
Batch # 1435726 DEEDWARR
06/18/2026 09:35:08 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20260618-0055304

WARRANTY DEED

File No.: 2026-0299

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Dumarcus L Voorhies
Affiant

Subscribed and sworn to before me on JUNE 17, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: My Commission Expires: May 20, 2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Dumarcus L. Voorhies 3705 & 3707 Ridge Top Drive Nashville, TN 37207	Dumarcus L. Voorhies 3705 & 3707 Ridge Top Drive Nashville, TN 37207	050-06-0-034.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **AMERICARE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **DUMARCUS L. VOORHIES, AN UNMARRIED MAN**, hereinafter called **"GRANTEE,"** its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 94, as shown on the map entitled the Plan of Section III, Village by the Creek, of record in Plat Book 5200, page 785, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to AMERICARE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from E.J. HYDE, AN UNMARRIED MAN, of record in Instrument No. 20210305-0029013, dated March 4, 2021, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 3705 & 3707 Ridge Top Drive, Nashville, TN 37207.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

WITNESS our hands on June 17th, 2026.

Grantor:

Americare Properties, LLC,
a Tennessee limited liability company

By: Kelli M. Fleming
Its: Member and Authorized Representative

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared Kelli M. Fleming, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Authorized Representative (or other officer authorized to execute the instrument) of Americare Properties, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that such Kelli M. Fleming as such Member and Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member and Authorized Representative.

Witness my hand and seal, at office in 17th day of June, 2026

Notary Public

My Commission Expires: May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY