THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260554522

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $350,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of June, 2026.

Notary Public

My Commission Expires: 8/3/26

Karen Johnson Davidson County
Batch# 1435945 DEEDWARR
06/18/2026 03:48:30 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20260618-0055582

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
509 Southern Turf, LLC, a Tennessee limited liability company 1200 Broadway, Apt 2201 Nashville TN 37203	~~New Owner~~ 509 Southern Turf LLC 1200 Broadway, Apt 2201 Nashville, TN 37203	Tax Parcel ID No. 105 16 0 037.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Glenda Break, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **509 Southern Turf, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being all of Lot No. 5 on the Plan of SECTION TWO, RUSSWURM HEIGHTS as shown on plat of record in Plat Book 2083, Page 101, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Glenda Break, by Warranty Deed from Cindy K. Stoeppler, a married person, of record in Instrument No. 20030103-0001053, in the Register's Office of Davidson County, Tennessee, dated December 31, 2002 and recorded on January 03, 2003.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, RUSSWURM HEIGHTS, as recorded in Plat Book 2083, Page(s) 101.

This is improved property located at 509 Southern Turf Dr Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of June, 2026.

Glenda Break

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Glenda Break, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2026.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

I, Andy Maloney, 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** 6/17/2026 (date of document).

Affiant Signature
Date **6/17/2026**

State of Tennessee
County of Williamson

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

Notary's Signature
MY COMMISSION EXPIRES: 2/21/2030

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202606180055582