Karen Johnson Davidson County
Batch# 1437229 DEEDWARR
06/23/2026 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20260623-0056458

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $410,000.00

D L Pawlson
Affiant

Subscribed and sworn to before me, this 22nd day of June, 2026.

Jennifer Russell
Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
L & L TN R, LLC	**New Owner**	**114070B02600CO**
735 Burgess Dr.		
Goodlettsville, TN 3772		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 541 Wheatfield Way Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

L & L TN R, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 123, Plan of Westchase, Section 1, of record in Instrument No. 20021203-0148525, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The 541 Wheatfield Way Trust, by Warranty Deed from Kimberly Jackson, married, dated 6/16/26, of record in Instrument No. 20260617-0055 005574, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement for the flow of acreek as shown on survey of H&H Land Surveying, Inc, dated July 24, 1997, revised May 7, 1998.

Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20021126-0146387, said Register's Office.

Sewer Line Easement Agreement for Dedication of record in Instrument No. 20021028-0131574, said Register's Office.

Public Utilies Easement Agreement for Dedication of record in Instrument No. 20021104-0134795, said Register's Office.

By-Law Amendment of record in Instrument No. 20170420-0038781, said Register's Office.

HOA Rules and Regulations of record in Instrument NO. 20151210-0124243 & Instrument No. 20160308-0021966, said Register's Office.

HOA Common Area QuitclaimDeeds of record in Instrument No. 20060921-0117333 & Instrument No. 20080324-0029026, said Register's Office.

Comcast Easement of record in Instrument No. 20100219-0012994, said Register's Office.

The lien of 2026 property taxes not yet due/payable.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 541 Wheatfield Way, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

_____ Date: 6/15/24
Erin Dias, Trustee of The 541 Wheatfield Way Trust

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Erin Dias with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 541 Wheatfield Way Trust and that she is authorized by The 541 Wheatfield Way Trust to execute this instrument on its behalf.

Witness my hand, at office, this 15 day of June, 2024.



_____
NOTARY PUBLIC

My Commission Expires: 10/4/27

Certificate of Authenticity

I, Jessica Swindell, 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

Affiant Signature

6/22/26
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 22nd day of June, 2026.

Jennifer Russell
Notary's Signature

My Commission Expires: 01/30/2029

Notary's Seal (if on paper

