Karen Johnson Davidson County
Batch# 1437554 DEEDWARR
06/24/2026 10:48:30 AM 4 pgs
Fees: $23.00 Taxes: $3,330.00
20260624-0056934

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202611457

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$900,000.00;** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.

Affiant

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

Notary Public
My Commission Expires: 3/9/27

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 17th day of June, 2026, among:

NASHVILLE METRO HOLDINGS, LLC,

A TENNESSEE LIMITED LIABILITY COMPANY

its successors and/or assigns (the "**Grantor**")

AND

NORFLEET HOLDINGS LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

its successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 41 on the plan of Lakeview Manor, of record in Book 2133, pages 39, 40, and 41, Register' Office for said County.

Said Lot No. 41 fronts 204.6 feet on the northwesterly margin of Norfleet Drive and extends back 250.1 feet on the westerly line and 205.5 feet on the easterly line to a dead line in the rear, measuring 178.99 feet thereon.

BEING the same property conveyed to Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company by Warranty Deed from Esther M. Cooke AKA Esther Mac Dougall , Individually and as Executrix of the Estate of John White Cooke AKA JW Cooke, dated June 17, 2026, and filed of record in Instrument No. 20260623-0056477, Register's Office for Davidson County, Tennessee, on June 23, 2026.

Being also known as 1012 Norfleet Drive, Nashville, TN 37220.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Nashville Metro Holdings, LLC

By: Destiny Inglis

Destiny Inglis, authorized signor of Canvas Holding Co, LLC, the sole member of Nashville Metro Holdings, LLC

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Nashville Metro Holdings, LLC, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of June, 2026.

Notary Public
My Commission Expires: 3/9/27

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Name: Norfleet Holdings LLC
Address: 1012 Norfleet Dr
City, State, Zip: Nashville, TN 37220

Responsible Party For Taxes:

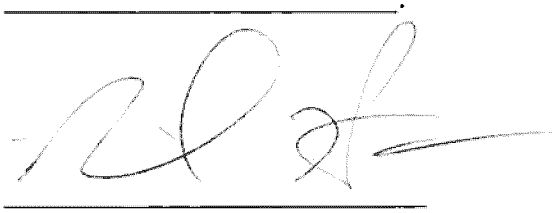
Name: Norfleet Holdings LLC
Address: 1012 Norfleet Dr
City, State, Zip: Nashville, TN 37220
mailing Too
25253 Lebanon Pike
Nashville TN 37214

Tax ID: 145.12-0-008.00

Certificate of Authenticity

I, Nick Harris, 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

6/17/26



Affiant Signature

6/17/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of June, 20 26.



Notary's Signature

My Commission Expires: 3/9/27

Date

