Karen Johnson Davidson County
Batch# 1439051 DEEDWARR
06/29/2026 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20260629-0058765

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/14/2028
(AFFIX SEAL)

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0792

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
5400 Tennessee LLC	5400 Tennessee LLC	091-07-1H-001.00-CO
(NAME)	(NAME)	
3605 Woodlawn Drive	3605 Woodlawn Drive	
(ADDRESS)	(ADDRESS)	
Forest Hills TN 37215	Forest Hills TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Twenty-Five Thousand And No/100 Dollars ($925,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NICOLAS A. MARTELL,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **5400 TENNESSEE LLC,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS 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 Unit A, on the Horizontal Property Regime with Private Elements for 5400 Tennessee Avenue Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20171109-0115433, Register's Office for Davidson County, Tennessee, unit as shown in Exhibit "B" of which reference is hereby made for a more complete description.

Being the same property conveyed to Casey Musicant, an unmarried woman by Warranty Deed from Green Eggs and Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181108-0110856, Register's Office for Davidson County, Tennessee, dated November 02, 2018 and recorded on November 08, 2018.

Being the same property conveyed to Casey Nicole Holden and William Thomas Holden, wife and husband by Quitclaim Deed from Casey Musicant n/k/a Casey Nicole Holden, married of record in Instrument No. 20190909-0090717, Register's Office for Davidson County, Tennessee, dated August 29, 2019 and recorded on September 09, 2019.

Being the same property conveyed to Nicolas Martell and Morgan Mccord, husband and wife by Warranty Deed from Casey Nicole Holden, and William Thomas Holden, wife and husband of record in Instrument No. 20240624-0046884, Register's Office for Davidson County, Tennessee, dated June 20, 2024 and recorded on June 24, 2024.

Being the same property conveyed to Nicolas A. Martell by Quitclaim Deed from Nicolas A. Martell, and Morgan E. Mccord of record in Instrument No. 20260415-0030627, Register's Office for Davidson County, Tennessee, dated March 17, 2026 and recorded on April 15, 2026.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.

unimproved ☐
This is improved ☑ property, known as 5400 Tennessee Ave., Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 is 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 successors 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 this 27th day of June, 2026.

Nicolas A. Martell

Nicolas A. Martell

STATE OF ~~TENNESSEE~~ FL Florida
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Nicolas A. Martell, 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.

Produced Driver License as identification.

Witness my hand and official seal at office, this 27th day of June, 2026.

Notary Public
My commission expires: 11/12/2028

JOSE CARABALLO
Notary Public - State of Florida
Commission # HH 611633
Expires on November 12, 2028

Notarized remotely online using communication technology via Proof.

True Copy Certification

I, Yvette Meldrum, 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 6/27, 2026.

Affiant Signature

6/27, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27th of June 2026

Notary's Signature

MY COMMISSION EXPIRES: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY