Karen Johnson Davidson County
Batch# 1440526 DEEDWARR
06/30/2026 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20260630-0059007

WARRANTY DEED

Your Mom 2, LLC-P26-0143

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2026.

(Affix Seal) Notary Public

My Commission Expires:

AMY NELSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES SEPTEMBER 16, 2028

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Your Mom 2, LLC	Your MoM 2, LLC	101-00-0-080.00
6908 River Road Pike	2704 Eugenia Ave. #102	
Nashville, TN 37209	Nashville, TN 37211	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Linda Dean Graves and Brenda Jean Solomon**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Your Mom 2, LLC**, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tract 1:

Property located in the 35th Councilmanic District of Davidson County, Tennessee, and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, dated 10/05/2023, File Number 3-350, as follows:

Beginning at a set iron rod located on the south margin of River Road Pike and located approximately 1,514 feet west of the intersection of Gower Road and having a Tennessee State Plane Coordinate of N:656942.1165, E: 1693921.6892 and being the northwest corner of James Gorrell (Book 11453, page 637);

Thence leaving said margin and with the common lines of said Gorrell and Tract 2 of Book 5640, Page 714, South 23 degrees 21 minutes 17 seconds West, a distance of 955.72 feet to an existing iron rod at a triple tree in an existing old fence and having a TSPC of N:656064.7030, E:1693542..8207;

Thence with said old fence row and with the north line of Horis Carlton (Book 11732, Page 401) North 80 degrees 02 minutes 19 seconds West, a distance of 161.96 feet;

Thence South 83 degrees 56 minutes 12 seconds West, a distance of 187.55 feet to an existing iron rod in the root at the base of a tree;

Thence with the common line of the remaining portion of Tract 1 of Eugene Campbell (Book 5640, Page 714) North 31 degree 17 minutes 15 seconds East, a distance of 1089.23 feet to a set iron rod in the south margin of River Road Pike;

Thence with said margin South 68 degrees 50 minutes 38 seconds East, a distance of 170.71 feet to a set iron rod which is the point of beginning, having an area of 240691.91 square feet, 5.53 acres.

Being the same property conveyed to Linda Dean Graves and Brenda Jean Solomon, as tenants in common by deed from Linda Dean Graves and Brenda Jean Solomon, Trustees of the Revocable Living Trust of Virginia S. Campbell of record in Instrument No. 202408200063662, recorded on 08/20/2024, Register's Office for Davidson County, Tennessee.

Subject to all current existing and recorded lines, easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easement or right of ways for public utilities.

unimproved ☐
This is improved ☑ Property known as: **6908 River Road Pike, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Witness my/our hand(s) this 24 day of June, 2026.

Linda Dean Graves
Linda Dean Graves

Brenda Jean Solomon
Brenda Jean Solomon

STATE OF TN
County OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Linda Dean Graves and Brenda Jean Solomon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 24th day of June, 2026.

Angela Hyde
Notary Public

My Commission Expires: 10/24/28

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Lacey Chumley, 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

June 24, 2026.

Date

Lacey Chumley

Affiant Signature

June 29, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of June, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON