Karen Johnson Davidson County
Batch# 1440639 DEEDWARR
06/30/2026 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20260630-0059142

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|---|---|
| **WARRANTY DEED**<br><br>Your Mom 2, LLC-P26-0137 | STATE OF Tennessee<br>COUNTY OF Rutherford<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.<br>Affiant<br>SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2026.<br>(Affix Seal) Notary Public<br>My Commission Expires: |

AMY NELSON
STATE OF TENNESSEE NOTARY PUBLIC
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 Map No(s): |
|---|---|---|
| Your Mom 2, LLC | Your Mom 2, LLC | 101-00-0-165.00 |
| 6912 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:

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 Correll (Book 11453, Page 637);

Thence with the south margin of River Road Pike North 68 degrees 50 minutes 38 seconds West, a distance of 170.71 feet to a set iron rod which is the point of beginning of this description; Thence leaving said margin and with the common lines of Tract 1 and Tract 2 of Book 5640, Page 714, South 31 degrees 17 minutes 15 seconds West, a distance of 1089.23 feet to an existing iron rod in a root at the base of a tree in an existing fence now;

Thence with the common line of Thomas Langley (Instrument Number 20110405-0026343) North 42 degrees 55 minutes 29 seconds West, a distance of 270.78 feet to a set iron rod on the south edge of a gravel drive and having a TSPC of N:656271.1874, E:1693012.3896;

Thence with the common line of Chancery Court Order as of record in Instrument Number 20080730-0077872 North 84 degrees 42 minutes 26 seconds East, a distance of 226.75 feet to an existing steel rod;

Thence North 05 degrees 17 minutes 34 seconds West, a distance of 69.02 feet to an existing iron rod; Thence North 79 degrees 31 minutes 43 seconds West crossing a gravel access driveway, a distance of 255.41 feet to a set iron rod on the northwest margin of said driveway;

Thence crossing said gravel drive again and with the common line of Thomas Langley (Instrument Number 20110405-0026343) North 47 degrees 46 minutes 05 seconds East, a distance of 939.09 feet to a set iron rod on the south margin of River Road Pike and having a TSPC of N:657038.4419, E:1693675.9792;

Thence with the margin of River Road Pike South 68 degrees 08 minutes 05 seconds East, a distance of 93.20 feet to a set iron rod which is the point of beginning, having an area of 219750.52 square feet, 5.04 acres.

This is unimproved property known as 6912 River Road, Nashville, Tennessee 37209.

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 liens, 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: **6912 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

Brenda Jean Solomon

STATE OF TN

Cantz 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.

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 30, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 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