Karen Johnson Davidson County
Batch# 1442912 DEEDWARR
07/07/2026 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $6,132.75
20260707-0061056

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,657,500.00

Carmen Coats
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12/19/28
(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MJH Ventures, LLC	New Owner(s)	
(NAME)	(NAME)	102-16-0-065.00
931 Oak Valley Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Cathey B. Hall, Trustee of The Dah 2009 Irrevocable Trust dated August 6, 2009**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MJH VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 172, on the plan of Hillwood Estates, Section IX, Part II, of record in Book 2331, Page 28, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dan A. Hall Jr. and wife, Julia Ann Hall by Warranty Deed from Lee W. Stewart and Ann T. Stewart, dated September 15, 2003 and recorded September 17, 2003 in Instrument No. 20030917-0137294, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Julia Ann Hall by Quitclaim Deed from Dan A. Hall Jr. and wife, Julia Ann Hall, dated February 3, 2006 and recorded February 22, 2006 in Instrument No. 20060222-0020828, said Register's Office.

Being the same property conveyed to Dan A. Hall Jr. and wife, Julia Ann Hall by Quitclaim Deed from Julia Ann Hall, married, dated March 21, 2008 and recorded March 27, 2008 in Instrument No. 20080327-0030631, said Register's Office.

Being the same property conveyed to Julia Ann Hall by Quitclaim Deed from Dan A. Hall Jr. and wife, Julia Ann Hall dated March 21, 2008 and recorded April 11, 2008 in Instrument No. 20080411-0037094, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to H. Rick Hembracht, Trustee of The DAH Irrevocable Trust dated August 6, 2009 by Quitclaim Deed from Julia Ann Hall dated August 11, 2009 and recorded August 12, 2009 in Instrument No. 20090812-0076028, Register's Office of Davidson County, Tennessee. See Change of Trustee to Cathey B. Hall in Instrument No. 20140811-0072180, said Register's Office.

JW2026-822

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 764 Darden Place, Nashville, TN 37205
(House Number) (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 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 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 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 hand this 29th day of June, 2026

THE DAH 2009 IRREVOCABLE TRUST

Cathey B Hall, Trustee

CATHEY B. HALL, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Cathey B. Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Trustee of The DAH 2009 Irrevocable Trust, and that she as such Trustee of The DAH 2009 Irrevocable Trust, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by herself as Trustee of The DAH 2009 Irrevocable Trust.

Witness my hand and official seal this 29th day of June, 2026.

Commission expires:

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Expires
May 28, 2029
COUNTY OF WILLIAMSON

Notary Public

JW2026-822

202607070061056

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 29. 2026

Affiant Signature

6th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028