Karen Johnson Davidson County
Batch# 1443678 DEEDWARR
07/09/2026 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,309.80
20260709-0062121

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $354,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 07/08/2026. NOTARY PUBLIC MY COMMISSION EXPIRES 9·16·2029

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 6938-26NASH-TN

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Marissa L. Wheeler	**CMG Mortgage Inc. dba CMG Home Loans**	034-10-0-081.00
1324 Plum Street	3160 Crow Canyon Rd, Suite 400	
Nashville, TN 37115	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Plum Operations, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marissa L. Wheeler, a single woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

Being Lot No. 20 in Block No. 3 of the Edenwold Subdivision, as of record in Book 421, Page 128, Register's Office for Davidson County, Tennessee. Said Lot No. 20 fronts 25 feet on Plum Street and runs back between parallel lines 100 feet.

Being the same property conveyed to Plum Operations LLC a Tennessee Limited Liability Company by Warranty Deed from Chris Wright, single of record in Instrument No. 20231026-0083891 Register's Office for Davidson County, Tennessee, dated October 24, 2023 and recorded on October 26, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1324 Plum Street Nashville, TN 37115

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on July 8, 2026

Plum Operations, LLC, a Tennessee Limited Liability Company

By: _____
Brandon Rumbley, Member

STATE OF TENNESSEE

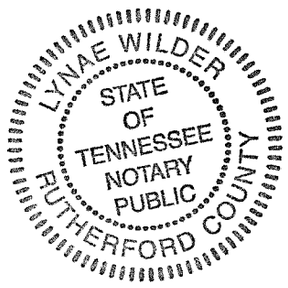
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Brandon Rumbley, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Plum Operations, LLC, the within named bargainor, a Tennessee limited liability company, and that Brandon Rumbley as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this July 8, 2026.

_____
Notary Public

My Commission Expires: 9·16·2029



File #: 6938-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 8, 2026.

J. Carlton Drumwright

July 8, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 8, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY