This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-9255-AJ
This instrument was prepared from information furnished by the parties. Momentum Title, LLC has not examined title or reviewed any survey on behalf of the Grantee and assumes no responsibility for matters that a title examination or survey would have disclosed.

Karen Johnson Davidson County
Batch# 1444682 DEEDWARR
07/10/2026 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20260710-0062609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of July, 2026.

Notary Public
My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amber Nix and Debra Nix 520 East Marthona Rd Nashville, TN 37115	Bank of Tennessee 165 Indian Lake Rd Attn: Patsy Stanton Ste 107 Hendersonville, TN 37075	042 15 0 054.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jeffrey M. Levine, an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **Amber Nix, a single person and Debra Nix, a married person, as joint tenants with right of survivorship** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 136, 137, 138 and 139 of Block "B" on the unrecorded plan of MARTHONNA SUBDIVISION, described according to a copy of a survey made thereof in December, 1937, by J.A. Mefford, surveyor, as follows:

Said Lots Nos. 136, 137, 138, and 139 adjoin and front together 100 feet on the Westerly line of Ezell (Marthonna) Road East and run back between parallel lines, 422.5 feet to a dead line, the Southeast corner of said lots begin 250 feet Northwardly from the intersection of Ezell (Marthonna) Road South and Ezell (Marthonna) Road East, as measured along the Westerly line of Ezell (Marthonna) Road East.

Being the same property conveyed to Jeffrey M. Levine, by Quitclaim Deed from Laura Levine, of record in Instrument No. 20031231-0184967, in the Register's Office of Davidson County, Tennessee, dated November 06, 2003, and recorded on December 31, 2003.

This is improved property located at: **520 East Marthona Road, Nashville, TN 37115**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 I/we 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 the same is unencumbered, unless otherwise herein set out; and I/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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of July, 2026.

GRANTOR:

Jeffrey M. Levine

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeffrey M. Levine, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of July, 2026.

Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

True Copy Certification

I, **Tammy Carney,** 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 this the 9th day of July, 2026.

Affiant Signature
Date 7.9.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027