Karen Johnson Davidson County
Batch# 1447815 DEEDWARR
07/16/2026 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $3,252.30
20260716-0064241

WARRANTY DEED

ALEJANDRA HOLI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2026

STATE OF TENNESSEE
COUNTY OF DAVIDON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $879,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Judy and Jennifer Ann Judy	**Highlands Residential Mortgage, Ltd.**	
(NAME)	(NAME)	
927 11th Ave N	**950 W. Bethany Drive, Suite 800**	092-04-0-26900
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Allen, TX 75013**	
(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, **927 11th Ave. N LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Christopher Judy and Jennifer Ann Judy, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot No. 23 on the Plan of Johnson Bransford's Subdivision of Three Parts of Lot No. 158 of Judge John McNairy's Mansion House Tract, as of record in Book No. 161, page 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 37 feet on the westerly side of 11th Avenue, North formerly Cumberland Street, and runs back between lines 154 feet, more or less, to an alley.

Being the same property conveyed to 927 11th Ave. N LLC, a Limited Liability Company by Deed dated March 9, 2023 from Lizzie M. Leggs, recorded March 13, 2023, in Instrument Number 20230313-0018159 and Scrivener's Affidavit at Instrument No. 20250311-0018432, in the Official Records of Davidson County, Tennessee.

Being the same property previously conveyed to Lizzie M. Leggs, by Final Decree Confirming Sale dated November 10, 2008, recorded December 5, 2008 in Instrument No. 20081206-0117975, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 927 11th Avenue North, Nashville, TN 37208

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 10th day of July, 2026.

927 11th Ave. N LLC, a Tennessee Limited Liability Company

By: Shawn Jackson, Member
Shawn Jackson, Member

By: _____, sole member
Allen Dixon, Sole Member of Bison Development, LLC, Member

By: Lizzie M. Leggs member
Lizzie M. Leggs, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cari Allen notary public of the state and county mentioned, personally appeared Shawn Jackson and Lizzie M. Leggs, Members of 927 11th Ave. N and Allen Dixon, Sole Member of Bison Development, LLC, Member of 927 11th Ave. N, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member, Sole Member of Bison Development, LLC, Member, and Member of 927 11th Ave. N, the within named bargainor, a Limited Liability Company, and that such Shawn Jackson and Lizzie M. Leggs, Members of 927 11th Ave. N and Allen Dixon, Sole Member of Bison Development, LLC, Member of 927 11th Ave. N as such Member, Sole Member of Bison Development, LLC, Member, and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member, Sole Member of Bison Development, LLC, Member, and Member.

Witness my hand and seal, at office in Nashville TN, this 10 day of July, 2026.

Cari Allen
Notary Signature

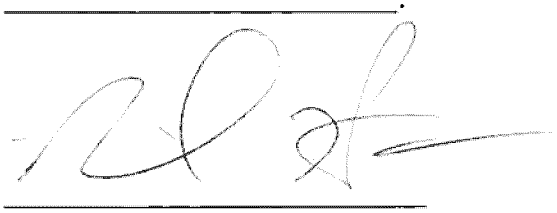
Printed Name: Cari Allen

My commission expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Certificate of Authenticity

I, Nick Harris, 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 7/10/26.



Affiant Signature

7/10/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of July, 20 26.



Notary's Signature

My Commission Expires: 3/9/27

Date

