RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QBL-41532-26

Karen Johnson Davidson County
Batch# 1450321 DEEDWARR
07/22/2026 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $3,144.63
20260722-0066166

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $849,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of July 2026.

NOTARY PUBLIC

My commission expires:

HEIDI RAE BERRYHILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JANUARY 22, 2029

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremiah Kaplan 602 Southgate Ave Unit D Nashville, TN 37203	Same address as new owner	105-11-1A-004.01

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($849,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THE CUMBERLAND HOLDINGS COMPANY, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JEREMIAH KAPLAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 10, of 602 Southgate Avenue, as established by that Declaration of Covenants, Conditions, and Restrictions for 602 Southgate Avenue, a horizontal property regime with private elements, a planned unit development, of record in Instrument #20250307-0017234, said unit being depicted in Exhibit B of said Declaration, Register's Office for Davidson, to which reference is hereby made for a more complete and accurate description. Said part of Lot No. 14 fronts 50 feet on the northerly margin of Southgate Ave and extends back between parallel lines 303 feet to an alley.

Being a portion of the same property conveyed to The Cumberland Holdings Company, LLC, a Tennessee limited liability company, from The Beverly Wilson Revocable Living Trust u/a/d December 28, 2023, by Warranty Deed dated April 5, 2024 and recorded April 8, 2024 in Instrument #20240408-0024787, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 602 Southgate Avenue, Unit D, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 20th day of July, 2026

GRANTOR(S)

The Cumberland Holdings Company, LLC, a Tennessee Limited Liability Company

By: _____
Jennifer Pennell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Jennifer Pennell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is an Authorized Representative of The Cumberland Holdings Company, LLC, a Tennessee limited liability company and that she executed the within instrument for the purposes therein contained as said Authorized Representative, on behalf of Cumberland Holdings Company, LLC.

WITNESS my hand and seal, this the 20th day of July 2026.

HEIDI RAE BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2029

Heidi Rae Berryhill
Notary Public

Heidi Rae Berryhill
Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 20, 26 (date of document).

Jennifer Pennell

July 20, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this July 20, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal