Karen Johnson Davidson County
Batch# 1450372 DEEDWARR
07/22/2026 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20260722-0066237

WARRANTY DEED

File No. AR-26-3056

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/22/2029

(AFFIX SEAL)

MARIAH K. MEDLIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMMISSION EXPIRES JAN 22, 2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maile Pan	ServisFirst Bank	
(NAME)	(NAME)	
3213 Moorewood Drive	2500 Woodcrest Place	050-14-0-261.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Birmingham AL 35209	
(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, I/we, **New Earth LLC, a Tennessee Limited Liability Company and Opulent LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maile Pan, a single woman**, 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:

Land in Davidson County, Tennessee, being Lot No. 252, Section 2, Parkwood Estates, as of record in Plat Book 3300, Page 5, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Frank E. Thomas, unmarried by Warranty Deed from Wells Fargo Bank Minnesota, National Association as Trustee without recourse, by Option One Mortgage Corporation, Attorney-in-fact of record in Instrument No. 20040227-0022374 Register's Office for Davidson County, Tennessee, dated February 11, 2004 and recorded on February 27, 2004.

Being the same property conveyed to New Earth LLC, a Tennessee Limited Liability Company and Opulent LLC, a Tennessee Limited Liability Company by Warranty Deed from Frank Thomas, married of record in Instrument No. 20260415-0030938 Register's Office for Davidson County, Tennessee, dated April 14, 2026 and recorded on April 15, 2026.

This is property more commonly known as 3213 Moorewood Drive, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 20th day of July, 2026.

New Earth LLC, a Tennessee Limited Liability Company

By: _____
Josh Terranova, Sole Member

Opulent LLC, a Tennessee Limited Liability Company

By: _____
Austin Eckert, Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Josh Terranova, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Sole Member of New Earth, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Sole Member.

Witness my hand this 20th day of July, 2026

_____
NOTARY PUBLIC

My commission expires: May 8. 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Austin Eckert, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Sole Member of Opulent, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Sole Member.

Witness my hand this 26th day of July, 2026

_____
NOTARY PUBLIC

My commission expires: May 8. 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Kimbra Spann, 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 7/20/2026.

Date

Affiant Signature

7/20/2026

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY