Karen Johnson Davidson County
Batch# 1451243 DEEDWARR
07/23/2026 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20260723-0067018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2026.

Notary Public
My commission expires:

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Sold in Nashville Renovations	**Capital Fund I, LLC ISAOA**	**11910018500**
142 Lorraine Dr		
Gallatin, TN 370166		

FOR AND IN 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 ACKNOWLEDGE, WE,

Deborah Powell, married and Teresa M Green, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sold in Nashville Renovations, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, 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 38 on the Map of Mashburn Heights Subdivision, of record in Book 1835, Page 1, Register's Office for said County.

Said Lot No. 38 fronts 72 feet on the east side of Live Oak Road and runs back between parallel lines 177.5 feet to a dead line.

Being the same property conveyed to Ralph S. Martin and wife, Kathleen R. Martin by Warranty Deed from Harold G. Dixon and wife, Mary B. Dixon, dated 10/9/63 of record in Book 3642, Page 82, Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated 11/1/12 of record in Instrument No. 20121109-0103706, said Register's Office, Ralph S. Martin and Freeda Kathleen Martin aka Kathleen R. Martin conveyed the subject property to Deborah Powell and Teresa M. Green as equal tenants in common, retaining life estate interests therein. Freeda Kathleen Martin died 4/26/13, and Ralph S. Martin died on 10/3/25 thereby extinguishing their life estate interests in subject property. Grantors herein make oath that the subject property was neither their primary residence nor the primary residence of their spouse and/or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 2712 Live Oak Rd, Nashville, TN 37210.

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 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.

Deborah Powell 7/22/2026
_____ Date:_____
Deborah Powell

Teresa M. Green Date: 07-27-2026
Teresa M Green

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Deborah Powell and Teresa M Green, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2026.

Gena R Capps
NOTARY PUBLIC

GENA R CAPPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 08-21-2027

Certificate of Authenticity

I, Danielle Watson, 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

7/22/26
Date

Affiant Signature

7/22/26
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 22nd day of July, 2026.

Notary's Signature
My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029