Karen Johnson Davidson County
Batch# 1451722 DEEDWARR
07/27/2026 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $15,170.00
20260727-0067957

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260554430

CHRISTIAN ADAM LARSEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-27

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $4,100,000.00.

abigail Nelley
Affiant

Subscribed and sworn to before me, this 23rd day of July, 2026.

Notary Public
My Commission Expires: 7-7-27

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tyson J. Marian and Joanna Marian 1512 Gale Lane Nashville TN 37212	New Owner	Tax Parcel ID No. 117-08-0-195.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Earl Lee, LLC, a South Carolina Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyson J. Marian and Joanna Marian, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 60 feet front of Lot 242, as shown on the map entitled Map of Victoria Place, of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of said lot fronts 60 feet on the northerly side of Gale Avenue and runs back 215.5 feet on the easterly line and 223.3 feet more or less on the westerly line to an alley measuring 59 1/2 feet thereon.

Being the same property conveyed to DAVID HAVERKAMP, by deed from JOY MIGNON SMELSER, of record in Instrument No. 20241004-0077126, dated October 3, 2024, said Register's Office.

DAVID HAVERKAMP conveyed to EARL LEE, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, of record in Instrument No. 20260303-0016689, dated February 27, 2026, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 117-08-0-195.00.

Matters shown on the Plan of record in Plat Book 332, page 10, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20250430-0033284, said Register's Office.

This is improved property located at 1512 Gale Lane Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 23rd day of July, 2026.

Earl Lee, LLC

By: David Lee Haverkamp, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared David Lee Haverkamp 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 Member (or other officer authorized to execute the instrument) of Earl Lee Development, LLC, a South Carolina Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 23rd day of July, 2026.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 7/27/2026 (date of document).

Affiant Signature

7/27/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

