Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch # 1452620 DEEDWARR
07/30/2026 09:04:43 AM 2 pgs
Fees: $13.00 Taxes: $1,849.63
20260730-0069981

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2026.

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Sep. 21, 2026

Notary Public
MY COMMISSION EXPIRES:
File No. G26-26273

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Sherry Tiao, Trustee of AIAIA Revocable Trust dated July 20, 2026<br><br>1025 Maplewood Pl<br>Nashville, TN 37216<br>(STREET ADDRESS) | New Owner | 61-7-187 |

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 HEREBYACKNOWLEDGED, WE, **LJS Properties, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sherry Tiao, Trustee of the AIAIA Revocable Trust dated July 20, 2026**, 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. 23 of Block "A", on the Plan of Broadmoor, of record in Book 547, pages 161 and 162, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for amore complete description.

Being the same property conveyed to LJS Properties, LLC, a Tennessee Limited Liability Company by Deed dated April 13, 2026 from Nashville Metro Holdings. LLC, recorded April 16, 2026, in Instrument Number 20260416-0031405, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1025 Maplewood Place, Nashville, TN 37216.

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. Whenever 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(s) this 28th day of July, 2026.

LJS Properties, LLC, a Tennessee Limited Liability Company

By: Leanna McKee
Leanna McKee, Member

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Leanna McKee, Member of LJS Properties, LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Member of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office in Goodlettsville, TN this 28th day of July, 2026.

Notary Signature

Printed Name: Michael T. Moser

My commission expires: 12/22/29

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**