Karen Johnson Davidson County
Batch# 1453141 DEEDWARR
08/03/2026 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260803-0071042

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** TREVOR KELLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2028	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00 Affiant Subscribed and sworn to before me, this 29 day of July, 2026. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Jerald Douglas Armfield III 5109A Michigan Avenue, Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No.____ **091 07 0D 005.00**

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN WARREN AND SARA WARREN, HUSBAND AND WIFE** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JERALD DOUGLAS ARMFIELD III,** _____ ("Grantee"), Grantee's 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 Unit No. 9A, as shown and described in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Row at 51st Townhomes , a Horizontal Property Regime with Private Elements, as of record in Instrument 20070905-0106500, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Warren and Sara Warren, husband and wife by Deed dated July 15, 2014 from JHAS Properties, Corp., a Tennessee Corporation, recorded July 15, 2014, in Instrument Number 201407150062420, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **5109A Michigan Avenue, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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, Grantors have executed this instrument on this 24th day of July, 2026.

KEVIN WARREN

SARA WARREN

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEVIN WARREN AND SARA WARREN,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of July, 2026.



Notary Public
My Commission Expires: _____

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 **7/29/2026** (date of document).

Affiant Signature

7/29/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29th** day of **July**, **2026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY