Karen Johnson Davidson County
Batch# 1456861 DEEDWARR
08/10/2026 01:50:30 PM 4 pgs
Fees: $23.00 Taxes: $832.50
20260810-0073538

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202611599 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$225,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 5th day of August, 2026. Notary Public My Commission Expires 3/9/27

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 5th day of August, 2026, among:

KIMBERLY ANN PENCE, EXECUTRIX OF THE ESTATE OF LOYD RALPH GRIMES

AND KIMBERLY ANN PENCE, INDIVIDUALLY AND STEPHEN LOYD GRIMES, INDIVIDUALLY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NASHVILLE METRO HOLDINGS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

its successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 621 on the Plan of Cherokee Hills, Section 6, as of record in Book 3842, page 15, 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 Loyd R. Grimes and wife, Loretta A. Grimes by deed from Wayne A. Rogers and wife, Faye H. Rogers, dated May 14, 1971, of record in Book 4502, page 179, Register's Office for Davidson County, Tennessee. The property was further conveyed to Loyd R. Grimes by deed from Loretta A. Grimes, dated May 11, 1995, of record in Book 9670, page 279, said Register's Office. The said Loyd R. Grimes having since died testate on May 26, 2026, and pursuant to the Last Will and Testament of Loyd Ralph Grimes, of record in Case No. 26P1162, Probate Court Clerk's Office for Davidson County, Tennessee, the property was devised to Kimberly Ann Grimes Pence and Stephen Loyd Pence.

Being also known as 135 Luna Drive, Nashville, TN 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

The Estate of Loyd Ralph Grimes

BY: Kimberly Ann Pence
Kimberly Ann Pence, Executrix

Kimberly Ann Pence
Kimberly Ann Pence, Individually

Stephen Loyd Grimes
Stephen Loyd Grimes, Individually

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Kimberly Ann Pence, Executrix of the Estate of Loyd Ralph Grimes, Kimberly Ann Pence, Individually and Stephen Loyd Grimes, Individually the within named bargainor(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 and official seal this 5 day of August, 2026.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Nashville Metro Holdings, LLC
Address: 135 Luna Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Nashville Metro Holdings, LLC
Address: 135 Luna Drive
City, State, Zip: Nashville, TN 37211

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tax ID: 148-07-0-017.00

Certificate of Authenticity

I, Nick Harris, 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 8/5/26.

Affiant Signature

8/5/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of August, 20 26

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY