Karen Johnson Davidson County
Batch# 1459475 DEEDWARR
08/13/2026 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260813-0075750

Warranty Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is $400,000.00-.

Affiant

Subscribed and sworn to before me this the 30th day of July, 2026

Notary Public
My Commission Expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
709 Hagan Street
Nashville, Tennessee 37203

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
Meliora Acquisitions LLC 920 Potter Lane, Nashville, TN 37206	NEW OWNER	083-08-0-086.00

KNOW ALL MEN BY THESE PRESENTS that **Raymond F. Springer, and wife, Lora J. Springer (now deceased DOD: 07/15/2025)**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **Meliora Acquisitions LLC, a Tennessee Limited Liability Company**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

Certain Real estate is Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Rosewood Heights, Section V, as of record in Book 2331, page 39, Register's Office for said County.

Said Lot No. 137 fronts 80 feet on the westerly side of Potter Lane, and runs back 157.2 feet on the north line and 164.4 feet on the south line, to a dead line in the rear, measuring 82.7 feet thereon.

Being the same property conveyed to Raymond F. Springer and wife, Lora J. Springer by Deed dated December 7, 1978 from Ronald L. Shaw and wife, Queta D. Shaw, recorded December 29, 1978, in Book 5373, Page 121, in the Official Records of Davidson County, Tennessee. Lora J. Springer having died on July 15, 2015 leaving Raymond F. Springer as the surviving tenant.

This is improved property having a physical address of: 920 Potter Lane, Nashville, TN 37206

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of July, 2026

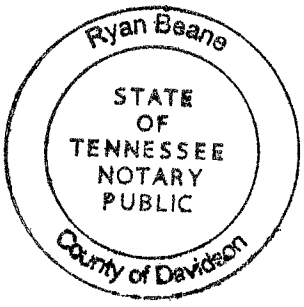
Raymond F. Springer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2026, before me personally appeared Raymond Springer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of July, 2026.

Notary Signature
My commission expires: 10/4/2027



Tennessee Certification of Electronic Document

I, Ryan Beare, 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 7/30/2026 (date of document).

Affiant Signature

8/11/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of August, 2026.

Notary's Signature

My Commission Expires

MY COMMISSION EXPIRES: July 6, 2027

NOTARY'S SEAL

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY