RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1459546 DEEDWARR
08/14/2026 09:06:13 AM 2 pgs
Fees: $13.00 Taxes: $2,552.63

20260814-0075848

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $689,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Tyler and Kristen Ann Spano	SmartBank	
(NAME)	(NAME)	
2423 Alameda Street	P.O. Box 790	092-02-0-409.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Alcoa, TN 37701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **MHMD INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY TYLER, AN UNMARRIED PERSON AND KRISTEN ANN SPANO, AN UNMARRIED PERSON,** 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:

Situated in the County of Davidson and State of Tennessee and bounded and described as follows:

Being Lot No. 98 of Block 8 in the Subdivision of Heffernan Place, a plan or plat of which is recorded in Book No. 161, Page 138, of the Register's Office of Davidson County, Tennessee and bounded and described as follows:

Said Lot No. 98 fronts 50 feet on the South side of Alameda Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to MHMD Investment Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Anderson C. Rucks Jr., Anderson C. Rucks, Jr., Executor of The Estate of Mary E. Rucks, Claire R. Jenkins, Eric Foley, Dewana Michelle Love, Conservator of The Conservatorship Estate of Gwendolyn Love, Davidson County Probate Court, TN Docket No 11P220, Randall Foley, Amiee Sadler, Warren Sadler, Wayne Sadler, Darrell L. Love of record in Instrument No. 20220330-0036669 Register's Office for Davidson County, Tennessee, dated March 22, 2022 and recorded on March 30, 2022 and Affidavit of heirship recorded in Instrument No. 20141002-0090971, Instrument No. 20220330-0036663, Instrument No. 20220330-0036664, Instrument No. 20220330-0036665, Instrument No. 20220330-0036666, Instrument No. 20220330-0036667 and Instrument No. 20220330-0036668.

The said A. C. Rucks aka Anderson Rucks died on October 6, 2006, Joyce A Foyle died on October 19, 2013, Flora Love died on March 25, 2001, Fairola Sadler died on April 13, 2014 and Mary E. Rucks died on November 3, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

JW2026-899

unimproved
This is improved x property, known as 2423 Alameda Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand this 13th day of August, 2026

MHMD INVESTMENT GROUP, LLC

BY: _____

MICHAEL HADDOCK, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Michael Haddock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of MHMD Investment Group, LLC, and that he as such Member of MHMD Investment Group, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of MHMD Investment Group, LLC.

Witness my hand and official seal this 13th day of August, 2026.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

_____
Notary Public

JW2026-899