Karen Johnson Davidson County
Batch# 1460240 DEEDWARR
08/18/2026 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20260818-0076818

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $289,000.00

Affiant

Subscribed and sworn to before me, this 12th day of August, 2026.

Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
RBMC, LLC	**NEW OWNER**	**08107027800**
2123 DEBONAIR LN	**2123 DEBONAIR LN**	
MURFREESBORO, TN 37128	**MURFREESBORO, TN 37128**	

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 HEREBY ACKNOWLEDGE, WE,

TW Investor, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RBMC, LLC, a Tennessee limited liability company

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. 31, Plan of Menee's Subdivision of Lot No. 8 of the Thomas Woodard's Subdivision, of record in Book 161, Page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to D & D Holding Group, LLC, a Tennessee limited liability company, by Warranty Deed from Raynetta Marable, unmarried, dated May 14, 2026, of record in Instrument No. 20260514-0043625, as corrected by Scrivener's Affidavit of record in Instrument No. 20260701-0059618, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to TW Investor, a Tennessee limited liability company by Warranty Deed from D & D Holding Group, LLC, a Tennessee limited liability company as recorded on the 13 day of August, 2026 of record in Instrument No. 20260813-0075677, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 1910 15th Ave, Nashville, TN 37208.

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 in 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.

_____ Date: 8/14/24

TW Investor, LLC
By: Tahj Wells
Its: Member

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **TAHJ WELLS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the member of TW Investor, LLC and that he is authorized by TW Investor, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 14th day of August 2024, _____.

_____
NOTARY PUBLIC

My Commission Expires: 5/8/29

MARY B LEEDOM NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/08/2029 DAVIDSON CO

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 8/7/24 (date of document).

Affiant Signature

8/13/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13th day of August 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

