Karen Johnson Davidson County
Batch# 1461861 DEEDWARR
08/19/2026 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20260819-0077050

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Isabella Piotrowski 613 North 9th Street Nashville, TN 37206	CMG Mortgage, Inc. 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	082 08 0 161.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bentley Investments LLC, a Tennessee Limited Liability Company,** ("Grantor"), has bargained and sold, and by these presents do hereby transfer, warrant and convey unto **Isabella Piotrowski, an unmarried woman,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 613 North 9th Street, Nashville, TN 37206, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 166, Blocks 1 & 2, on the Plan of F.O. Beazley's McFerrin Addition to East Nashville, of record in Book 57, Page 136, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bentley Investments, LLC, by Quit Claim Deed from Justin Prince, dated March 19, 2008, and recorded March 27, 2008, of record in Instrument No. 20080327-0030897, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Justin Prince, by Quit Claim Deed from Bentley Investments, LLC, dated February 05, 2007, and recorded February 07, 2007, of record in Instrument No. 20070207-0015934, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bentley Investments, LLC, by Warranty Deed from Cornerstone Investments, INC., dated August 11, 2006, and recorded August 14, 2006, of record in Instrument No. 20060814-0099821, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 613 North 9th Street, Nashville, TN 37206.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, her heirs and assigns forever; and it does covenant with the said GRANTEE that it is 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 it further covenants and binds itself, it successors, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, it, the said, **Grantor**, hereunto set by hands and seals this 14th day of August, 2026.

Bentley Investments LLC, a Tennessee Limited Liability Company

By:_____
Justin Prince, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ashley Rudy of the state and county mentioned, personally appeared Justin Prince of Bentley Investments LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Member of Bentley Investments LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Justin Prince of Bentley Investments LLC as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Nashville, TN, this 14th day of August, 2026.

_____
Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF _____)
COUNTY OF _____)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $412,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

ISABELLA PIOTROWSKI
AFFIANT

Sworn to and subscribed before me this 14th day of August, 2026.

_____
Notary Public
My commission expires: 3/5/2030

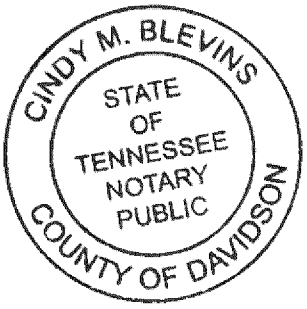
MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Christy Tesch, 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 14th day of August, 2026.

Date: 14th day of August, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th day of August, 2026.



Notary Public
My commission expires: 5/12/2030