Karen Johnson Davidson County
Batch# 1461872 DEEDWARRSP
08/19/2026 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,959.63
20260819-0077068

SPECIAL WARRANTY DEED

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-7-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Abby Elizabeth Stevenson-Greiss	CMG Mortgage Inc.	081 14 0E 012.00
(NAME)	(NAME)	
323 Edith Circle	3160 Crow Canyon Road, ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **2500 W. Heiman, LP, a Tennessee limited partnership,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto **Abby Elizabeth Stevenson-Greiss and Eli Andrew Stevenson-Greiss, wife and husband,** hereinafter called the GRANTEE(S), their 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 Unit No. 48 on the Plan of The Lanes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250121-0004613 and Amended in Instrument No. 20250905-0071041, and Instrument No. 20250910-0072426, Collateral Assignment of Declarant's Right of record in Instrument No. 20250306-0016950, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to M2 Development Partners, LLC, a Florida limited liability company by Special Warranty Deed from FMBC Investments, LLC, a Tennessee limited liability company, dated 12/01/2022, of record in Instrument No. 20221205-0126701, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to 2500 W. Heiman LP, a Tennessee limited partnership by Quitclaim Deed from M2 Development Partners, LLC, a Florida limited liability company, dated 12/01/2022, of record in Instrument No. 20221205-0126702, Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to 2500 W. Heiman LP, a Tennessee limited partnership, with a 95% undivided interest and LV Plaza LLC, an Ohio limited liability company, with a 5% undivided interest, as tenants in common by Quitclaim Deed from 2500 W. Heiman LP, a Tennessee limited partnership, dated 06/14/2024, of record in Instrument No. 20240624-0046889, Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to 2500 W. Heiman LP, a Tennessee limited partnership, with a 100% undivided interest by Quitclaim Deed from 2500 W. Heiman LP, a Tennessee limited partnership, with a 95% undivided interest and LV Plaza LLC, an Ohio limited liability company, with a 5% undivided interest, as tenants in common, dated 11/26/2024, of record in Instrument No. 20241202-0093368, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to 2500 W. Heiman LP, a Tennessee limited partnership by Quitclaim Deed from 2500 W. Heiman LP, a Tennessee limited partnership, dated 12/06/2024, of record in Instrument No. 20241206-0094881, Register's Office for Davidson County, Tennessee.

This conveyance is 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 record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 323 Edith Circle, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 12th day of August, 2026.

2500 W. Heiman, LP, a Tennessee Limited Partnership

GENERAL PARTNER:
2500 W. HEIMAN GP, LLC
by: 2500 W. Heiman Holdings, LLC, its Member

By: _____
Steven T. Morris, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven T. Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of 2500 W. Heiman Holdings, LLC, the Member of 2500 W. Heiman GP, LLC, a Delaware limited liability company, the General Partner of 2500 W. Heiman, LP, a Tennessee limited partnership, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 12th day of August, 2026.

Sarah Hazlewood
Notary Public
My Commission Expires: 9-7-26

SARAH HAZLEWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

File No.: 3002285
Special Warranty Deed TN

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 8/12, 2026.

Affiant
Date: August 14, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.