Karen Johnson Davidson County
Batch# 1462107 DEEDWARR
08/20/2026 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20260820-0077381

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755070**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $335,000.00. Affiant Subscribed and sworn to before me, this 14th day of August, 2026. Notary Public My Commission Expires:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-10-2027

WARRANTY DEED

Address New Owner: Noah A. Miller and Jaison M. McClendon 3792 Lunn Drive Nashville TN 37218	Send Tax Bills To: Omni-Fund, Inc. 26395 Jefferson Avenue Suite E Murrieta, CA 92562	Tax Information: Tax Parcel ID No. 058-11-0-101.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dijin Tahir, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Noah A. Miller, an unmarried person, and Jaison M. McClendon, an unmarried person, as joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 220, as shown on the map entitled Royal Hills Section I, of record in Plat Book 4675, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DIJIN TAHIR, by deed from MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, of record in Instrument No. 20251223-0102109, dated December 10, 2025, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 058-11-0-101.00.

Matters shown on the Plan of record in Plat Book 4675, page 73, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 4813, page 77 and Book 4895, page 102, said Register's Office.

This is improved property located at 3792 Lunn Drive Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of August, 2026.

Dijin Tahir

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dijin Tahir, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2026.

Notary Public

My Commission Expires: _____



My Commission Expires
November 14, 2029

True Copy Certification

I, **Tonya Cherry,** 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 this the 14 day of August, 2026.

Affiant Signature
Date 8/14/26

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 08-10-2027