Karen Johnson Davidson County
Batch# 1462173 DEEDWARR
08/20/2026 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260820-0077455

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-3321

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of August, 2026

Notary Public

Commission Expires: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner	Send Tax Bills To:	Map & Parcel
Turron Davenport 131 Nashboro Greens Court Nashville, TN 37217	New Owners	135-11-0C-016.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Eric S. Hirstein, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Turron Davenport, unmarried man

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:

Being Unit No. 16 on the Plan of Nashboro Village 18, as of record in Plat Book 9700, Page 968, and amended in Book 11700, Page 48, Register's office for Davidson County, Tennessee, to which said reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Eric S. Hirstein, unmarried by Quit Claim Deed from Gary S. Hirstein and Mary E. Hirstein, husband and wife of record in Instrument No. 20250625-0050115 Register's Office for Davidson County, Tennessee, dated May 1, 2025 and recorded on June 25, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 131 Nashboro Greens Court, Nashville, TN 37217

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 so 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.

Dated this the 14th day of August, 2026.

Eric S. Hirstein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of August, 2026, before me personally appeared Eric S. Hirstein, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Cory Schuyler
Notary Signature
My commission expires: 2-2-2030

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/02/2030
WILLIAMSON COUNTY

Certificate of Authenticity

I, Holly Amason, 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 8/14/26.

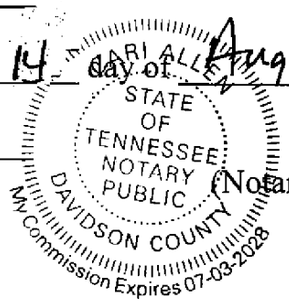
Affiant Signature

8/14/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 14 day of August, 20 26.

Notary's Signature



(Notary Seal)