BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1462879
08/24/2026 10:18:31 AM
Fees: $13.00 Taxes: $2,997.00

Davidson County
DEEDWARR
2 pgs

20260824-0078328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm. Expires May 28, 2029 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
840 Glen Ave, LLC	Same as New Owner	
(NAME)	(NAME)	
2015 Greenwood Ave.		105-14-0-027.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **HAROLD FISHER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **840 GLEN AVE, 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 part of Lot No. 73, on the plan of Waverly Place, as of record in Book 57, page 95, Register's Office of Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Glenn Avenue at the corner of Lots No. 73 and 74; thence with the northerly margin of said Avenue, Easterly 48 feet; thence northerly 200 feet to a point in the southerly margin of an alley, 42-1/2 feet easterly from the corner of said Lot 73 and 74; Thence with the southerly margin of said alley, Westerly 42-1/2 feet to the corner of Lot No. 73 and 74; thence Southerly with the line between said two Lots 200 feet to the beginning.

Being the same property conveyed to Lester L. Williams Jr. and wife Linda A. Williams by Warranty Deed from Patricia P. McDonald, Executrix of the Estate of Ludie Moon Campbell, dated September 18, 1981 and recorded September 18, 1981 in Book 5796, Page 207, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Autenrieth-Williams Family Limited Partnership by Quitclaim Deed from Lester L. Williams Jr. and wife Linda A. Williams, dated October 8, 2002 and recorded October 11, 2002 in Instrument No. 20021011-0125261, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Harold Fisher by Warranty Deed of record in Instrument No. 20260824-0078325**, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

JW2026-774

unimproved
This is improved x property, known as 840 Glen Ave, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Witness my hand this 19th day of August, 2026

HAROLD FISHER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold Fisher, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of August, 2026.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Notary Public

JW2026-774