Karen Johnson Davidson County
Batch# 1464776 DEEDWARR
08/26/2026 03:51:30 PM 4 pgs
Fees: $23.00 Taxes: $2,553.00
20260826-0079421

Warranty Deed

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $690,000.00 Affiant Subscribed and sworn to before me, this the 14th day of August, 2026. Notary Public My commission expires: 12/19/28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nicole Elizabeth Mittelstadt Ryan Joel Werner	First State Mortgage Services, LLC	049-14-0F-001.00-CO
644A West Green Lane	502 W. Hershey Rd	
Nashville, TN 37207	Bloomington, IL 61704	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROSEWOOD CONSTRUCTION LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND HAMMRICH HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICOLE ELIZABETH MITTELSTADT AND RYAN JOEL WERNER, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. A on the Plan of Sixhundredfortyfour West Green Lane, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Sixhundredfortyfour West Green Lane, a Horizontal Property Regime with Private Elements at Instrument No. 20250904-0070693, 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 a portion of the same property conveyed to Betty J. Moorehead by Warranty Deed from Jimmy Dee Gregory and wife June Gregory of record in Book 10530, Page 817, Register's Office for Davidson County, Tennessee, dated July 11, 1997 and recorded on July 16, 1997.

Being a portion of the same property conveyed to Betty Jo Moorehead by Quitclaim Deed from Terry Wayne Moorehead of record in Instrument No. 20010302-0019513, Register's Office for Davidson County, Tennessee, dated December 11, 2000 and recorded on March 2, 2001.

The said Betty Jo Moorehead having died on or about July 16, 2024. Affidavit of Heirship (self-serving)of record in Instrument No. 20250401-0024452 and Affidavit of Heirship (not self-serving) of record in Instrument No. 20250821-0067062 and Non Heir Affidavit of record in Instrument No. 20250821-0067063, all in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Johnny Wade Saxon by Quitclaim Deed from Roy Allen Saxon, Mickle Joe Saxon, Vickie Saxon and Johnny Wade Saxon of record in Instrument No. 20250401-0024453 Register's Office for Davidson County, Tennessee, dated February 24, 2025 and recorded on April 01, 2025.

Being a portion of the same property conveyed to Music City Financial, LLC by Warranty Deed from Johnny Wade Saxon and Rachel Saxon, husband and wife of record in Instrument No. 20250821-0067064 Register's Office for Davidson County, Tennessee, dated August 13, 2025 and recorded on August 21, 2025.

Being a portion of the same property conveyed to Rosewood Construction LLC, a Tennessee Limited Liability Company, and Hammrich Holdings LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20250821-0067066 Register's Office for Davidson County, Tennessee, dated August 14, 2025 and recorded on August 21, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 644A West Green Lane, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of August, 2026.

Rosewood Construction LLC, a Tennessee Limited Liability Company

By: L. Bryan Street, Sole Member
Bryan Street, Sole Member

Hammrich Holdings LLC, a Tennessee Limited Liability Company

By: Scott Hammrich, Sole Member
Scott Hammrich, Sole Member

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 Bryan Street, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Rosewood Construction LLC, a Tennessee Limited Liability Company, and that he/she, 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 14th day of August, 2026.

Notary Public

My Commission Expires: RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

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 Scott Hammrich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Hammrich Holdings LLC, a Tennessee Limited Liability Company, and that he/she, 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 14th day of August, 2026.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 13. 2026

Affiant Signature

21st day of August, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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