THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9864-WE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 550,000.00. Marshall Brewer Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF August, 2026 Notary Public MY COMMISSION EXPIRES: Nov 8 2027 (AFFIX SEAL)

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1467495 DEEDWARR
09/02/2026 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260902-0081415

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victoria Lynn Hinshaw and Marshall Forrest Brewer	NEW OWNER	
810 Fatherland Street		082-16-0-255.00
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, **Patrick Nitch, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marshall Forrest Brewer and Victoria Lynn Hinshaw, as joint tenants with right of survivorship**

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, State of Tennessee, described as follows:

Being Lot No. 106 on the Plan of J.S. Williams Addition to Edgefield of record in Plat Book 21, Page 45, 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 the same property conveyed to Patrick Nitch, unmarried, as to an undivided 90% interest, and Sarah Grove, unmarried, as to an undivided 10% interest by Warranty Deed from Joseph Patrick Patton and Laura I. Patton, husband and wife of record in Instrument No. 20160816-0085408 Register's Office for Davidson County, Tennessee, dated August 15, 2016 and recorded on August 16, 2016.

Being the same property conveyed to Patrick Nitch by Quit Claim Deed from Sarah Grove, unmarried of record in Instrument No. 20180105-0001699 Register's Office for Davidson County, Tennessee, dated January 02, 2018 and recorded on January 05, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **810 Fatherland Street, Nashville, TN 37206**

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 our hands this the 28 day of August, 2026.

Patrick M Nitch
Signed with Stavvy
Patrick Nitch

STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand and official seal this the 28 day of August, 2026.

My Commission expires: 1/7/2030

Daniel Scarborough
Signed with Stavvy
Notary Public

DANIEL SCARBOROUGH
State of Tennessee Notary Public
County of Williamson
My Commission Expires January 7, 2030
Online Notary Public - Notarized remotely via audio/video communication using Stavvy

DocumentId: 1217867

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on August 28th, 2026. (date of document).

Signature

Date: August 28th, 2026

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 28th day of August, 2026.

Tracey Perry
Notary Public

My commission Expires: 11-5-29

SEAL
TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON