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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1467705
09/03/2026 10:18:59 AM
Fees: $13.00 Taxes: $1,110.00

Davidson County
DEEDWARR
2 pgs

20260903-0081674

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF [illegible] 20 26.

D DYLAN POTTER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 10-22-2027

Notary Public

MY COMMISSION EXPIRES: [illegible] (AFFIX SEAL)

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
D&D Investment Holdings, LLC and ARM DEV, LLC	D&D Investment Holdings, LLC and ARM DEV, LLC	
(NAME)	(NAME)	
1707 Edgewood Ave.	1121 Beechcroft Road	071 05 0 179.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Springhill, TN 37174	
(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, WE, **RENNA M. MCKNIGHT, SURVIVING SPOUSE OF ABE RICKY MCKNIGHT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D&D INVESTMENT HOLDINGS, LLC AND ARM DEV, LLC,** 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 Lot Nos. 41, 42, and 43 on the Map of BROOKLYN HEIGHTS E. C. SCRUGGS SUBDIVISION, of record in Plan Book 332, Page 140, Register's Office for Davidson County, Tennessee.

Lot No. 41 fronts 45 feet on the Northerly margin of Edgewood Avenue and extends back between parallel lines 140 feet to an alley.

Lot Nos. 42 and 43 front 40 feet each on the Northerly margin of Edgewood Avenue and extend back between parallel lines 140 feet to an alley.

Less and Except that certain real property conveyed to Metropolitan Development and Housing Agency, by deed of record in Book 9600, Page 448, Register of Deeds Office for Davidson County, Tennessee.

Being part of the same property conveyed to Abe Ricky McKnight and wife, Renna M. McKnight, by Warranty Deed from Wilse Lynn Cockrell and wife, Barbara Cockrell, of record in Book 8733, Page 222, in the Register's Office of Davidson County, Tennessee, dated September 15, 1992 and recorded on September 18, 1992. The said Abe Ricky McKnight died on January 25, 2021, leaving Renna M. McKnight as surviving tenant by the entirety.

PM2026-820

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.

unimproved _
This is improved x property, known as 1707 Edgewood Ave., Nashville, TN 37207
(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 2nd day of September, 2026

Renna M. McKnight
RENNA M. MCKNIGHT

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 Renna M. McKnight, 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 2nd day of September, 2026.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/4/27

Notary Public

PM2026-820