Karen Johnson Davidson County
Batch# 1470358 DEEDWARR
09/08/2026 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260908-0083340

Warranty Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is $450,000.00-.

Affiant

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Subscribed and sworn to before me this the 3rd day of September, 2026

Notary Public
My Commission Expires: 10/4/2027

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
Johnny Crow, Jr. 191 Little Green Street, Nashville, TN 37210	NEW OWNER	094-13-0-040

KNOW ALL MEN BY THESE PRESENTS that **James Fineman**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **Johnny Crow Jr., an unmarried man**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 1 on the Final Plat Re-Subdivision of Lots 6 and 7 of Block "L" on the Plan of Blocks J, K, and L, Hermitage Addition, of record in Instrument Number 20201216-0148848, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to James Fineman by Deed dated November 9, 2021 from Johnny V. Crow, Jr., a single person, recorded November 15, 2021, in Instrument Number 20211115-0151778, in the Official Records of Davidson County, Tennessee.

This is improved property having a physical address of: 191 Little Green Street, Nashville, TN 37210

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of September, 2026

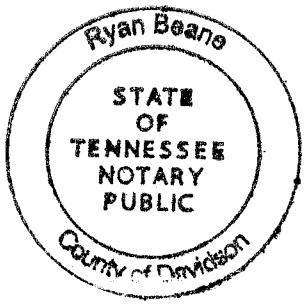
James Fineman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of September, 2026, before me personally appeared James Fineman, 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 3rd day of September, 2026.

Notary Signature
My commission expires: 10/4/2027



Tennessee Certification of Electronic Document

I, Ryan Beane, 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 9/3/2026 (date of document).

Affiant Signature

9/8/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of September, 2026.

Notary's Signature

My Commission Expires

MY COMMISSION EXPIRES: July 6, 2027

NOTARY'S SEAL

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY