Karen Johnson Davidson County
Batch# 1470396 DEEDWARR
09/09/2026 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20260909-0083402

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

File No. KS-26-3659

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenkins Homebuyers LLC	**New Owner**	
(NAME)	(NAME)	
514 Arrington Street	**1108 McKennie Ave, Suite 125**	082-07-0-471.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**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, I/we, **King Properties & Investments, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jenkins Homebuyers LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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, described as follows:

Being a certain portion or tract of land lying in the 5th Council District of Davidson County, Tennessee. Bounded on the North by Arrington Street. On the East by the Deep River Development LLC property, Parcel ID 08208001900 Instrument # 20140813-0073130. On the South by the Aaron Smith ETUX property, Parcel ID 08207048200 Instrument # 00003575-0000445. And on the West by the Clearwater Properties LLC property, Parcel ID 08207047200 Instrument # 20170707-0068388. Being more particularly described as follows:

Beginning at an iron rod on the South Right of Way of Arrington Street, Said point being the Northeast corner of the Heron described property. Said point also being the Northwest corner of the Deep River Development LLC property, Parcel ID 08208001900 Instrument # 20140813-0073130. Thence; leaving the South right of Way of Arrington Street and along the West line of the Deep River Development LLC property, Parcel ID 08208001900 Instrument # 20140813-0073130. S 08°-21'-55" W a distance of 118.21' to an iron rod. Said point being the Southeast corner of said property and the Southwest corner of the Deep River Development LLC property, Parcel ID 08208001900 Instrument # 20140813-0073130. Said point also being on the North line of the Aaron Smith ETUX property, Parcel ID 08207048200 Instrument # 00003575-0000445. Thence; along the North line of the Aaron Smith ETUX property, Parcel ID 08207048200 Instrument # 00003575-0000445. N 82°-19'-06" W a distance of 43.00' to a T-post. Said point being the Southwest corner of said property and the Southeast corner of the Clearwater Properties LLC property, Parcel ID 08207047200 Instrument # 20170707-0068388.Thence; along the East line of the Clearwater Properties LLC property, Parcel ID 08207047200 Instrument # 20170707-0068388. N 08°-21'-53" E a distance of 118.32' to an iron rod. Said point being the Northwest corner of said property the Northeast corner of the Clearwater Properties LLC property, Parcel ID 08207047200 Instrument # 20170707-0068388 and on the

South right of Way of Arrington Street. Thence; along the South right of Way of Arrington Street S 82°-10'-13" E a distance of 43.00' To the point of beginning. Containing 5,084.9 Square Feet 0.12 Acres more or less.

Being the same property conveyed to King properties & Investments LLC, Parcel ID 08207047100 Instrument # 20001109-0111413. as recorded in the Registers office of Davidson County Tennessee.

This is property more commonly known as 514 Arrington Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 3rd day of September, 2026.

King Properties & Investments LLC, a
Tennessee Limited Liability Company

By: _____
Brandon Lippman, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Notary of the state and county mentioned, personally appeared Brandon Lippman, Authorized Agent of King Properties & Investments LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of King Properties & Investments LLC, the within named bargainor, a Limited Liability Company, and that such Brandon Lippman, Authorized Agent of King Properties & Investments LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, this 3rd day of September, 2026.

_____
Notary Signature

Printed Name: Krystal Schuster

My commission expires: _____

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

Certificate of Authenticity

I, Krystal Schuster, 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 9/3/26.

Date

Affiant Signature

9/3/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of September, 20 26.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)