Karen Johnson Davidson County
Batch# 1470515 DEEDWARR
09/09/2026 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20260909-0083560

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-3640

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of September, 2026

Notary Public

Commission Expires: August 31, 2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Janelle Marie Corbin 2935 Emery Drive Nashville, TN 37214	Same Address as New Owner	096-10-0-191.00

WARRANTY DEED

FOR AND IN 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,

TriVest LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Janelle Marie Corbin, XXXXXXXX

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:

Lying and being in Davidson County, Tennessee, and being Lot No. 305 on the Plan of Cloverhill, Section No. V, of record in Book 2133, page 88, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to TriVest, LLC, a Tennessee limited liability company, from LJS Properties, LLC, a Tennessee limited liability company, by Warranty Deed dated September 5, 2025 and recorded September 10, 2025 in Instrument #20250910-0072268, said Register's Office.

Being the same property conveyed to LJS Properties, LLC, from Charles Steven Thompson and Mary Gwen Thompson, sole Heirs at Law of Cheryl Leanne Thompson and Amy Thompson Morris, Administrator of the Estate of Cheryl Leanne Thompson, by Warranty Deed dated August 15, 2025 in Instrument #20250819-0066245, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2935 Emery Drive, Nashville, TN 37214

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 so 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.

Dated this the 2nd day of September, 2026.

TriVest LLC, a Tennessee Limited Liability Company

By:_____
Douglas Louiselle, Owner

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 Douglas Louiselle , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Owner of TriVest LLC, a Tennessee Limited Liability Company, and that he/she is authorized by TriVest LLC to execute this instrument on its behalf as such Owner.

Witness my hand and seal, at office in DAVIDSON COUNTY, this 2nd day of September, 2026.

Cory Schuyler
Notary Signature

Printed Name: CORY SCHUYLER

My commission expires: 2-2-2030



Tennessee Certification of Electronic Document

I, Marty Berry, 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 9/4/26 (date of document).

Affiant Signature

9/4/26
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 4 day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-5-2026

NOTARY'S SEAL

