Return to:
Magnolia Title & Escrow
1104 Fatherland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1470770 DEEDWARR
09/10/2026 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,045.25
20260910-0083913

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MADELINE WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2029

File No. LH-26-3676

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
Tercet Properties LLC	**New Owner**	
(NAME) **1316 Adams St.**	(NAME)	082-07-0-471
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(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, **Jenkins Homebuyers LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tercet Properties LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 Jenkins Homebuyers, LLC, a Tennessee limited liability company, by Warranty Deed from King Properties & Investments, LLC, dated 09/03/26, and filed for record in Instrument No. 20260909-0083402, Register's 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 2nd day of September, 2026.

Jenkins Homebuyers LLC, a Tennessee
Limited Liability Company

By: Sam Jenkins

Sam Jenkins, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Madeline Wilson of the state and county mentioned, personally appeared Sam Jenkins, 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 Jenkins Homebuyers LLC, the within named bargainor, a Limited Liability Company, and that such Sam Jenkins, as Authorized Agent of Jenkins Homebuyers LLC, 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, Tennessee this 2nd day of September, 2026.

Notary Signature

My commission expires:_____

MADELINE WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

Certificate of Authenticity

I, Leslie Hayes, 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 09/02/2026.

Date

Affiant Signature

09/09/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of September, 20 26.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires:

Date

Notary's Seal (if on paper)