Karen Johnson Davidson County
Batch# 1471471 DEEDWARR
09/10/2026 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,506.75
20260910-0084018

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $677,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicole Hubbard Ryan Benesh	Legacy Home Loans, LLC	091-13-40-001.00
(NAME)	(NAME)	
6335A Columbia Ave	408 Highway 76	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Fahim Eryan,** ~~A~~ hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nicole Hubbard an unmarried woman and Ryan Benesh an unmarried man, as Joint Tenants with Right of Survivorship** 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:

~~A~~ A married Man

Land in Davidson County, Tennessee, being Unit "A" of The Plan of DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COLUMBIA COTTAGES, A PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, as shown on Exhibit "B" of DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COLUMBIA COTTAGES, A PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record as Instrument Number 20250131-0007634, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20250131-0007634, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Music City Holdings LLC by Deed from Amanda Ford, as Heirs and Beneficiaries of the Estate of Rhonda L. King and Kateland Coble and Karlee Tracey, Individually as Heirs and Beneficiaries of the Estate of Gloria King Walters, dated 1/3/2025 and recorded on 1/6/2025 of record in Instrument Number 20250106-0000953, Register's Office for

~~A~~ This property is investment property, and has never been the primary residence of the seller.

Davidson County, Tennessee.

Being part of the same property conveyed to Fahim Eryan, a married man from Music City Holdings LLC, a Texas Limited Liability Company, by Special/Limited Warranty Deed executed on January 3, 2025, and recorded on January 6, 2025, of record in Instrument Number 20250106-0001087, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6335A Columbia Ave, Nashville, TN 37209

(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/our hands this 4th day of September, 2026.

Fahim Eryan

State of Tennessee
County of Davidson

Personally appeared before me Fahim Eryan, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of September, 2026.

Notary Public _____
My Commission Expires: 7.20.30

File No.: 202607004

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, **Jodi Jackson,** 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 this the 4 day of September, 2026.

Affiant Signature
Date 9/4/26

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027