Karen Johnson Davidson County
Batch# 1471710 DEEDWARR
09/10/2026 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,861.10
20260910-0084309

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $503,000.00.

Brittany L. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of September, 2026.

RACHEL L PENNEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

Notary Public
MY COMMISSION EXPIRES: 08/20/29
File No. 26-26722

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Fairview Nash House LLC (NAME)	New Owner (NAME)	069-04-0-051.00
317 Ault Rd., Ste 216 (STREET ADDRESS)	(STREET ADDRESS)	
Signal Mountain, TN 37377 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Johnathon Foreman and Katherine Darnell, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fairview Nash House LLC, a Tennessee Limited Liability Company,** 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:

LAND in Davidson County, Tennessee, being Lot No. 1 on the plan of Final Plat Re-Subdivision of Lot 22, Fairview Subdivision, of record at Instrument No. 20221007-0110626, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Johnathon Foreman and Katherine Darnell, husband and wife, by Warranty Deed from Domain Asset Management, LLC, a Texas limited liability company, dated February 2,2024 and recorded February 7,2024, of record in Instrument No. 20240207-0008639, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3715 Fairview Dr, Nashville, TN 37218.

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. Whenever 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(s) this 8th day of September, 2026. Effective Date of Deed is September 9, 2026.

Johnathon Foreman

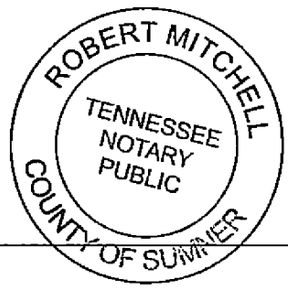
Katherine Darnell

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 8th day of September, 2026, before me personally appeared Johnathon Foreman and Katherine Darnell, 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 8th day of September, 2026.

Notary Signature
My commission expires: 4/24/2030



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 **9/8/26** (date of document).

Affiant Signature

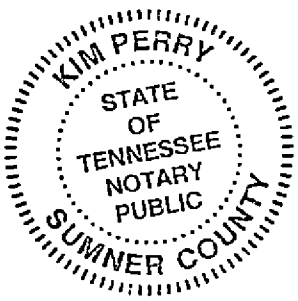
9/8/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this **8th** day of **September**, 20**26**.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29