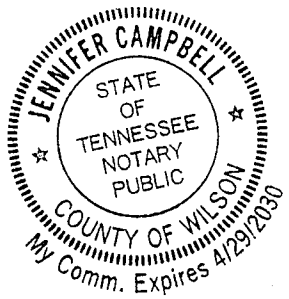
Karen Johnson Davidson County
Batch# 1472497 DEEDWARR
09/15/2026 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20260915-0085390

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 4/29/30
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0321

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tule River Homebuyer Earned Equity Agency	New Owner	Map: 133-12-0-292.00
(NAME) 436 Jessie Dr.	(NAME) 10885 South State Street	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Sandy, UT 84070	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWELVE THOUSAND AND NO/100 DOLLARS ($412,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NASH HOMES, LLC, A TENNESSEE LIMITED LIAIBILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TULE RIVER HOMEBUYER EARNED EQUITY AGENCY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in the County of Davidson, State of Tennessee, and more particularly described as follows:

BEING Lot No. 139 on the Plan of Addition to Greenwood Hills, Section II, of record in Plat Book 5200, Page 62, Register's Office for said County.

Said Lot No. 139 fronts 80.0 feet on the southerly margin of Jessie Drive and extends back 152.30 feet on the easterly line, and 156.25 feet on the westerly line, to a dead line on the rear on which it measures 72.50 feet.

Being the same property conveyed to Nash Homes, LLC, a Tennessee Limited Liaibility Company, by deed from Kevin V. Cato, Trustee of the Amy D. Cato Revocable Trust U/A dated May 8, 2019, of record in Instrument No. 20251010-0081255, dated October 6, 2025, Register's Office for said County.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 62, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5303, Page 873, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 436 Jessie Dr., Nashville, TN 37211
(House No.) (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 our hands this 10th day of September, 2026.

Nash Homes, LLC
BY: _____
Michael Adly
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael Adly with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himselff to be the Member respectively of Nash Homes, LLC, the within named bargainer, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 10th day of September, 2026.

My Commission Expires: 1/24/28

_____
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO.

Tennessee Certification of Electronic Document

I, Justin Foster 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 9-10-24 (date of document).

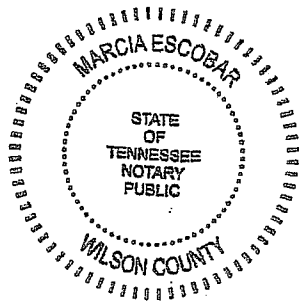
Affiant Signature

9-10-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th of September, 2024.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027