WARRANTY DEED

Karen Johnson Davidson County
Batch# 1472607 DEEDWARR
09/15/2026 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $858.40
20260915-0085550

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th day of September, 2026.

Notary Public

My Commission Expires: 8/21/27

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
AWA Enterprises, LLC	New Owner	061 11 0 096.00
1018 McMahan Avenue	104 Madison Mill Dr	
Nashville, TN 37216	Nolensville, TN 37135	

For and 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/we, Lesli Oliver Wright, as Conservator for James Terrell Markham, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto AWA Enterprises, 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. 4 on a plat of a re-subdivision of Lots 11 and 17 inclusive in the I.C. McMahan's Maplewood Tract as of record in Book No. 547, page 144, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50 feet on the southerly side of McMahan Avenue, and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to James Terrell Markham from Troy Lee McDonald by Deed dated September 24, 1990 and as of record in Book 8204, page 672, said Register's Office.

Lesli Oliver Wright was appointed as Conservator of James Markham by Letters of Conservatorship dated September 4, 2026, Docket No. 26P1155, Circuit Court of Davidson County, Tennessee. Order Approving Contract was entered September 3, 2026 and Lesli Oliver Wright, Conservator, is authorized to execute all necessary documents to convey the subject property.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Subject to all matters as shown on plat of record in Book 547, Page 144, said Register's Office.

Taxes for the year 2026 are a lien, not yet due and payable and subsequent years.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4311, page 176, said Register's Office.

This is unimproved X improved property, known as 1018 McMahan Avenue, Nashville, TN 37216

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 hand this 11th day of September, 2026.

Conservatorship of James Terrell Markham

By: Lesli O. L Wright, conservator
Lesli Oliver Wright, Conservator

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lesli Oliver Wright as Conservator of James Terrell Markham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Conservator of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of September, 2026.

Notary Signature
My commission expires:

CERTIFICATE OF AUTHENTICITY

I, Kathy Lee, 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 9/14/26.

Affiant Signature

Date: 9/14/26

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 14th day of September, 2026.

Notary Public

My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER