Karen Johnson Davidson County
Batch# 1472685 DEEDWARR
09/15/2026 12:34:30 PM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20260915-0085666

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 440,000.00.

Affiant

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and Sworn before me this 9th day of September, 2026.

Notary Public
My commission expires: 7 29 30

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Three Little Birds Inv, LLC and Gardwill, LLC 5209 Tennessee Avenue, Nashville, TN 37209	Three Little Birds Inv, LLC ~~New Owner~~ 949 Bordeaux Place Nashville TN 37207	091-07-0-123.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Carol Bayless, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Three Little Birds Inv, LLC, a Limited Liability Company, and Gardwill, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being all of Lots Nos. 1112 and 1114 and 8-1/3 feet off of the east side of Lot No. 1116, Block No. 174, Plan No. 1, West Nashville, as of record in Book No. 57, Pages Nos. 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 1112 and 1114 and part of Lot No. 1116 front together 58 1/3 feet on the south side of Tennessee Avenue and run back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to David R. Faulk and wife, Carol J. Faulk by Warranty Deed from John A. Dabbs and wife, Shirley Dabbs, dated 11/06/1992 and recorded 11/09/1992 in Book 8780, Page 777 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Carol J. Faulk by Quitclaim Deed from David R. Faulk, as per Marital Dissolution Agreement in the Circuit Court for Davidson County, Docket Number 92D2130, dated 05/25/1993 and recorded 06/04/14993 in Book 9042, Page 807 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Carol Bayless by Quitclaim Deed from Carol J. Faulk dated 12/26/2017 and recorded 01/23/2018 as Instrument #20180123-0006720 in the Register's Office of Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 5209 Tennessee Avenue, Nashville, TN 37209 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 9th day of September, 2026.

Carol Bayless

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 9th day of September, 2026, before me personally appeared Carol Bayless, 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 9th day of September, 2026.

Notary Signature
My commission expires:

F.W. ROSE
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/27/2029
COUNTY OF DICKSON

I, Andy Maloney, 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 9/9/2026 (date of document).

Affiant Signature
Date 9/9/2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of September, 2026.

Notary's Signature
MY COMMISSION EXPIRES: 2/2/2030

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY