RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1474825 DEEDWARR
09/18/2026 10:21:59 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00
20260918-0086976

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF September, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LILLIAN TUKMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhett Investments LLC, a Tennessee Limited Liability Company	Rhett Investments LLC, a Tennessee Limited Liability Company	
(NAME)	(NAME)	
513 River Rouge Dr	512 Wilcox Court	090 16 0 148.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **JMR INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RHETT INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS 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. 330 on the Map of CHARLOTTE PARK, SECTION ELEVEN, as of record in Plat Book 2900, Page 79-80, Register's Office for said County.

Said Lot No. 330 fronts 72.0 feet on the Southwesterly side of River Rouge Drive and extends back between parallel lines 150.0 feet to a dead line in the rear.

Being the same property conveyed to Walter D. Croy and wife, Sheryl Ann Croy, by Warranty Deed from Douglas Everett Hughes, Jr. and wife, Wilma Darlene Hughes, of record in Book 4899, Page 691, in the Register's Office of Davidson County, Tennessee, dated March 14, 1975, and recorded on March 27, 1975. The said Walter D. Croy died on January 19, 2016, leaving Sheryl Ann Croy as surviving tenant by the entirety.

Being the same property convey to JMR Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Sheryl Ann Croy, an unmarried woman, of record in Instrument No. 20260903-0081720, in the Register's Office of Davidson County, Tennessee, dated August 31, 2026 and recorded on September 3, 2026

unimproved
This is improved x property, known as 513 River Rouge Dr, 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, its successors 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 1st day of September, 2026

JMR Investments, LLC,
a Tennessee Limited Liability Company

BY: Joseph M. Roberts
Joseph M. Roberts, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Joseph. M. Roberts,** with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the **Sole Member** of **JMR Investments, LLC** the within named bargainor, a Tennessee limited liability company, and that he as **Sole Member**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as **Sole Member** of **JMR Investments, LLC.**

Witness my hand and official seal this 1st day of September, 2026.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27