Karen Johnson Davidson County
Batch# 1476645 DEEDWARR
09/23/2026 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20260923-0088237

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $925,000.00.

Affiant

Subscribed and sworn to before me, this September 11, 2026.

Carmen Coats
Notary Public

My commission expires: 11/5/29

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Amanda Redden	CHOICE MORTGAGE GROUP	
1421B Rosebank Ave	~~New Owner~~ CMG 2424 N FEDERAL HWY, STE 100	084-01-0-U00.200-CO
Nashville, TN 37206	BOCA RATON, FL 33431	

FOR AND IN 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, we,

PKM Building Association, LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Amanda Redden, an unmarried woman

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1421B on the Plan of Fourteen Twenty One Rosebank Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20251212-0099281, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to PKM Building Association, LLC by Warranty Deed from Ryan Pryor and Gabrielle Pryor, husband and wife of record in Instrument No. 20251110-0089449 Register's Office for Davidson County, Tennessee, dated November 07, 2025 and recorded on November 10, 2025.

This is [x] improved [ ] unimproved property known as 1421B Rosebank Ave, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this 8th day of September, 2026.

PKM Building Association, LLC, a Tennessee Limited Liability Company

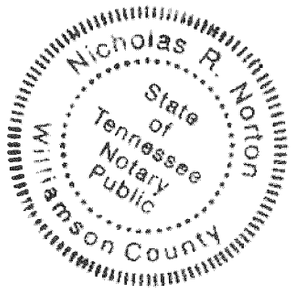
By:_____
Preston Boyd Cook, Authorized Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Preston Boyd Cook, Authorized Member of PKM Building Association, LLC, the bargainor(s), a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above as Authorized Member.

Witness my hand and official seal this 8th day of September, 2026.

_____
Notary Public
My Commission Expires: 2-2-2030



Lenders Title Company File No. TN-2603041-7524

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 11, 2026

Affiant Signature

23rd day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028