Karen Johnson Davidson County
Batch# 1478045 DEEDWARR
09/28/2026 08:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20260928-0089265

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39468	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $295,000.00. Affiant Subscribed and sworn to before me this 18th day of September, 2026. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jacob James Allen 138 Dodge Drive Nashville, TN 37210	LEGACY HOME LOANS, LLC 408 HIGHWAY 76 WHITEHOUSE, TN 37188	Map and Parcel No.: 11903007100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Ryan M. Ervin and wife, Jennifer B. Ervin ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Jacob James Allen, unmarried man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 138 Dodge Drive, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenants that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 18th day of September, 2026.

GRANTORS:

Ryan M. Ervin

Jennifer B. Ervin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan M. Ervin and wife, Jennifer B. Ervin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2026.

Notary Public
My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Mertie Milwee, of record in Book 2331, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Tract II:

Land in the 6th Civil District, Davidson County, Tennessee.

Beginning at an iron pin in boundary line and being northeast corner of Lot 73, Mertie Milwee Subdivision, as of record in Book 2331, page 117, RODC, TN; thence N 63 deg. 46 min. E 155.38 feet to an iron pin; thence S 20 deg. 21 min. 34 sec. E 70.37 feet to an iron pin; thence S 63 deg. 46 min. W 148.16 feet to an iron pin, being southeast corner of Lot 73; thence N 26 deg. 15 min. W 70.00 feet to the point of beginning, containing .209 acres, more or less.

The above tract being part of Reserved Tract "A" of Mertie Milwee Subdivision, Section Two, as of record in Book 3842, page 113, Register's Office for Davidson County, Tennessee. The above tract to be known as 73A.

Being the same property conveyed to Ryan M. Ervin and wife, Jennifer B. Ervin, by deed dated November 20, 2014 from David E. Thompson, a married man, of record in Instrument No. 20141121-0107583, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. All matters appearing on the Plan of record as Book 2331, page 17, Register's Office for Davidson County, Tennessee. (Tract I)
5. All matters appearing on the Plan of record as Book 3842, page 113, Register's Office for Davidson County, Tennessee. (Tract II)
6. Restrictive Covenants contained in an instrument of record in Book 2538, Page 99 and Book 4099, page 762, Register's Office for Davidson County, Tennessee.

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 18, 2026

Affiant Signature

25th day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th 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