WARRANTY DEED

Karen Johnson Davidson County
Batch # 1479243 DEEDWARR
10/01/2026 02:14:31 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20261001-0090710

S-AA-26-1510A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

JORDAN T. MYERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOVEMBER 4, 2029

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cornerstone RE Holdings, LLC	**A&D Mortgage LLC**	
(NAME)	(NAME)	**072-16-3W-001.00-CO**
1510 A Harwood Drive	**899 W Cypress Creek Rd.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Fort Lauderdale, FL 33309**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TBH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CORNERSTONE RE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A, of the Declaration of Covenants, Conditions and Restrictions for the Fifteen-Ten Harwood Drive, a Horizontal Property Regime with private elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230911-0071070, 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 TBH Properties, LLC, A Tennessee Limited Liability Company by Quitclaim Deed from JMJA, LLC, A Tennessee limited liability Company of record in Instrument No. 20251211-0098887 Register's Office for Davidson County, Tennessee, dated August 08, 2025 and recorded on December 11, 2025.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 79, with Abandonment of utility easement in Book 4910, page 870, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20230911-0071070, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20231023-0082936, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1510 A Harwood Drive, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 23rd DAY OF SEPTEMBER, 2026.

TBH Properties, LLC

BY:_____
Jonathan Arbuckle
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN ARBUCKLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of TBH PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd of September, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GREINER
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 05, 2029
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212