Karen Johnson
Batch # 1480258
10/02/2026 09:42:01 AM
Fees: $13.00 Taxes: $847.30

Davidson County
DEEDWARR
2 pgs

20261002-0090939

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Nashville Metro Holdings LLC **2149 Beachfront Ave** **Antioch, Tennessee 37013**	**SAME AS OWNER**	MAP **165** GROUP **05 0A** PARCEL **097.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

American Consulting Corporation a Tennessee Corporation

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Nashville Metro Holdings LLC,

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

ALL OF HER TITLE, INTEREST, AND ESTATE, LEGAL AND EQUITABLE, IN AND TO A TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, BOUND AND DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 136, SOUTH SHORE, SECTION I, PHASE II, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20050210-0015592, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MAD E FOR A PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to American Consulting Corporation, by QuickClaim Deed from Dale Hire, dated September 24, 2026 and filed for record on October 1, 2026, in Instrument No. 202610010090738, in the Register of Deed Office in and for Davidson County Tennessee.

Being the same property conveyed to Dale Hire by Trustee's Deed from Substitute Trustee, LLG Trustee TN LLC, dated August 18, 2026 and filed for record on August 27, 2026, in Instrument No. 20260827-0079602, in the Register of Deeds Office in and for Davidson County Tennessee.

Said property is transferred subject to the following matters:

1. 2026 Taxes and all subsequent years not yet due and payable.

This is improved property known as **2149 Beachfront Ave, Antioch, Tennessee 37013.**

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 our hands this the 30th day of September 2026.

American Consulting Corporationa Tennessee Corporation

By: Dale Hire, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Dale Hire, President** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Dale Hire, President** of **American Consulting Corporation,** the within named bargainor, a Tennessee Corporation, and that he as such President, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Corporation as such President.

WITNESS my hand and official seal at office this 30th day of September 2026.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $229,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of September 2026.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD