Karen Johnson Davidson County
Batch# 1480565 DEEDWARR
10/05/2026 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20261005-0091382

WARRANTY DEED

STATE OF Texas

COUNTY OF Dallas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 29th day of September, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/3/29

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TEXAS
Avalon Malikiya Morgan-Nichols
Exp. 6/3/2029
ID No.13551785

File No. TN-26-961

THIS INSTRUMENT WAS PREPARED BY
Spartan Settlement Services LLC
20 East 5th Street, Suite 630, Tulsa, OK 74103

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX STATEMENTS TO:	MAP-PARCEL NUMBERS
(NAME) 75 North Holdings, LLC	(NAME) 75 North Holdings, LLC	147-02-0-183
(ADDRESS) 1104 Commonwealth Avenue	(ADDRESS) 1104 Commonwealth Avenue	
(CITY) (STATE) (ZIP) Newton, MA 02459	(CITY) (STATE) (ZIP) Newton, MA 02459	

FOR AND CONSIDERATION OF THE SUM OF TEN ($10) DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Alana N. Fisher, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **75 North Holdings, LLC, a Massachusetts Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described property in the County of Davidson, State of TN, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Section Two, Battery Crest of record in Plat Book 2900, Page 132, 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 the same property conveyed to Alana N. Fisher, unmarried, by Warranty Deed from TIN Roof Properties, LLC, dated 03/31/2017, and recorded on 03/31/2017, of record in Instrument Number 20170331-0031820, in the Register's Office for Davidson County, Tennessee.

This is property more commonly known as 505 Harding Pl, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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/our hand this 29 day of September, 2026.

Alana N. Fisher

STATE OF TENNESSEE
COUNTY OF Wilson

On this 29th day of September, 2026, before me personally appeared Alana N. Fisher, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of September, 2026.

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tanya Stafford
Notary Signature
My commission expires: 1-5-2028

Certificate of Authenticity

I, Georgianne Bickford, 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 9/29/2026.

Date

Affiant Signature

09/29/2026
Date

State of Texas
County of Dallas

Sworn to and subscribed before me this 29th day of September, 20 26.

Notary's Signature

My Commission Expires: 6/3/29
Date

Notary's Seal (if on paper)

