WARRANTY DEED

Karen Johnson Davidson County
Batch# 1482751 DEEDWARR
10/09/2026 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $3,533.50
20261009-0092949

File No. LM-26-3597

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $955,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MADELINE WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Doyle Somerby	Joseph Doyle Somerby	
(NAME) 4 Chestnut Street	(NAME) 4 Chestnut Street	071-16-0-275.02
(ADDRESS) Marblehead, MA 01945	(ADDRESS) Marblehead, MA 01945	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN 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, **Twenty LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Doyle Somerby, a married man**, 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:

Tract 1: Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-Subdivision of Lots 340, 341, 342 and 343 of the Oakwood Park Subdivision, of record in Book 3500, Page 124, Registers Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 2 fronts 48.0 feet on the Southerly margin of Douglas Avenue, formerly Mile End Avenue and extends back 114.98 feet on the Easterly line and 115.72 feet on the Westerly line to a dead line in the rear measuring 45.4 feet thereon.

Tract 2: Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Re-Subdivision of Lots 340, 341, 342 and 343 of the Oakwood Park Subdivision, of record in Book 3500, Page 124, Registers Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 1, which is a corner lot, fronts 28.19 feet on the Southerly margin of Douglas Avenue, formerly Mile End Avenue and fronts 89.59 feet on the Easterly margin of North. 8th Street, said frontages being joined by a curve having a length of 38.67 feet, and extends back 114.9 feet on the Easterly line and 52.6 feet on the Southerly line to a point of intersection.

Included in the above legal description, but expressly excluded from this sale is a right of way easement acquired by The Metropolitan Government of Nashville and Davidson County as follows:

Beginning at a point on the North boundary of Parcel 275.02 of map 71-16, said point being the Northeast corner; thence with the East boundary line South 8 degrees 19 minutes 14 seconds West, 4.13 feet to a point; thence North 83 degrees 36 minutes 32 seconds West, 69.80 feet to a point; thence with a curve to the left having a central angle of 88 degrees 36 minutes 45 seconds and a radius of 30.00 feet, 46.40 feet along the curve to a point on the right-of-way of North Eighth Street; thence with

the right-of-way North 7 degrees 46 minutes 42 seconds East, 9.21 feet to a point; thence with a curve to the right having a central angle of 88 degrees 46 minutes 08 seconds and a radius of 25.00 feet, 38.73 feet along the curve to a point on the right-of-way of Douglas Avenue; thence with said right-of-way South 83 degrees 27 minutes 10 seconds East, 74.65 feet to the point of beginning. Containing 477.28 square feet. Being a tract of land conveyed to The Metropolitan Government of Nashville and Davidson County and shown as Parcel 275.02 on Map 71-16 of the Metropolitan Nashville and Davidson County Property Maps.

Being the same property conveyed to Urban Housing Solutions, Inc by Special Warranty Deed from First Citizens National Bank of record in Instrument No. 20101013-0081935 Register's Office for Davidson County, Tennessee, dated October 05, 2010 and recorded on October 13, 2010.

Being the same property conveyed to Twenty, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Urban Housing Solutions, Inc, a Tennessee Non-Profit Corporation of record in Instrument No. 20250918-0074798 Register's Office for Davidson County, Tennessee, dated September 15, 2025 and recorded on September 18, 2025.

This is property more commonly known as 710 Douglas Avenue, Nashville, TN 37207.

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 7th day of October, 2026.

Twenty LLC, a Tennessee Limited Liability Company

By:_____
Marian Andreescu, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, of the state and county mentioned, personally appeared Marian Andreescu, Sole Member of Twenty LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Twenty LLC, the within named bargainor, a Limited Liability Company, and that such Marian Andreescu, Sole Member of Twenty LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, this 7th day of October, 2026.

Notary Signature
Printed Name: Madeline Wilson

MADELINE WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 7th, OCTOBER 2026.

Custodian's Signature — 10/08/2026 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 8th day of OCTOBER 2026.

Notary Public

MY COMMISSION EXPIRES: 05-24-2028

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY