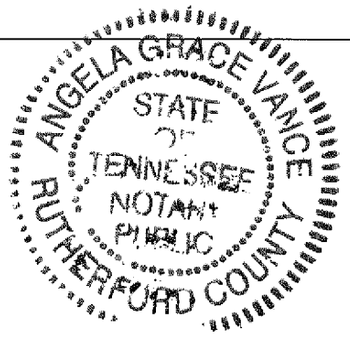


STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this 9 day of October, 2026.

Notary Public
My commission expires: 12-2-28

Karen Johnson Davidson County
Batch# 1483737 DEEDWARR
10/14/2026 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20261014-0094329

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Cornerstone Homes of TN Inc.	**Dynamo Capital, LLC**	**14904005600**
283 Bell Rd	**8535 E 21ST ST M SUITE 130**	
Nashville, TN 37217	**WICHITA, KS 67206**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Valerie Venus, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cornerstone Homes of TN Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 307, Plan of Edge O Lake Subdivision, Section 5, of record in Book 3500, Page 126, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to James D Venus and wife, Betty L Venus, by Warranty Deed from Terry G Towery, dated February 4, 2008, of record in Instrument No. 20080206-0012381, in the Register's Office for Davidson County, Tennessee. James D. Venus died on 4/17/21 leaving James D. Venus as the surviving tenant. Betty L. Venus died testate on 12/8/25. By Last Will and Testament admitted to probate for the limited purpose of establishing muniment of title to property In The Matter of Estate of Betty Venus, Case No. 26P-1617, Seventh Circuit Court of Davidson County, Tennessee, the Testator devised the within described property to Valerie Venus. Referrence made to Order Granting Probate of Will as Muniment of Title Only being recorded simultaneously herewith in Instrument No. _____, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 283 Bell Rd, Nashville, TN 37217.

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 in 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.

Valerie Venus Date: 10/8/26

Valerie Venus

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Valerie Venus, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of October, 2026.

ANGELA GRACE VANCE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 12-2-28

Certificate of Authenticity

I, Megan Milsap, 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 10/8/26.

Date

Affiant Signature

10/8/26

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 8 day of October, 2026.

Notary's Signature

My Commission Expires: 12.2.28

Notary's Seal (if on paper)

ANGELA GRACE VANCE
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY