WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$472,000.00.**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 27TH DAY OF FEBRUARY, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1106478 DEEDWARR
03/01/2024 11:31:30 AM 4 pgs
Fees: $23.00 Taxes: $1,746.40
20240301-0014314

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 2639

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Mindful Home Solutions II, LLC 2322 Shadow Lane Nashville, TN 37216	**Same as New Owner**	073-05-0-127.00

For and in consideration of the sum of Four Hundred Seventy-Two Thousand And 0/100 ($472,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

TRIDENT REALTY INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

MINDFUL HOME SOLUTIONS II, LLC, TENNESSEE LIMITED LIABILITY COMPANY

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot 18 on the Map of Riverwood Heights Subdivision, as of record in Book 1835, page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Trident Realty Investments, LLC, a Texas Limited Liability Company by Deed In Lieu of Foreclosure from Wizark Kids, LLC, a Texas Limited Liability Company, of record in Instrument No. 20240104-0000868, dated December 29, 2023, and recorded January 4, 2024, Register's Office for Davidson County, Tennessee; and also being the same property conveyed to Wizark Kids, LLC, a Texas Limited Liability Company by Warranty Deed from Donald Ray Shelton, unmarried, of record in Instrument No. 20220503-0051273, dated April 26, 2022, and recorded May 3, 2022, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 2322 Shadow Lane, Nashville, TN 37216.

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/or 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/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR TRIDENT REALTY INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY to MINDFUL HOME SOLUTIONS II, LLC, TENNESSEE LIMITED LIABILITY COMPANY FOR THE TRANSFER OF PROPERTY LOCATED AT 2322 SHADOW LANE, NASHVILLE, TN 37216.]

Witness our/my hand on the 27th day of February, 2024.

TRIDENT REALTY INVESTMENTS, LLC,
a Texas limited liability company

By Trident Realty Investments MGR, LLC,
a Texas limited liability company, its Manager

By 6616 Realty Holdings, LLC,
a Texas limited liability company, its Sole Member

By ML Hoffman Management Corporation,
a Texas Corporation, its Member

Michael L. Hoffman
President

STATE OF ~~TENNESSEE~~ TX
COUNTY OF ~~DAVIDSON~~ Dallas

Before me, the undersigned, of the state and county aforesaid, personally appeared Michael L. Hoffman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of ML Hoffman Management Corporation, a Texas Corporation, Member of 6616 Realty Holdings, LLC, a Texas limited liability company, Sole Member of Trident Realty Investments MGR, LLC, a Texas limited liability company, Manager of Trident Realty Investments, LLC, a Texas limited liability company, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of by himself/herself as Trident Realty Investments, LLC, a Texas limited liability company.

Witness my hand and official seal this 27th day of February, 2024.

ELVIA MEDINA
Notary Public, State of Texas
Comm. Expires 07-23-2027
Notary ID 6675172

Notary Public
My Commission Expires: 7-23-27

Certificate of Authenticity

I, Kimberly Hollingshead, 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 02/27/2024.

Kimberly Hollingshead, Esq.

02/29/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of February, 2024.

Notary Signature

My Commission Expires: 06/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY