Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Ste. 1[illegible]
Nashville, TN [illegible]

Karen Johnson
Batch # 1190713
10/07/2024 09:42:36 AM
Fees: $23.00 Taxes: $1,454.10

Davidson County
DEEDWARR
4 pgs

20241007-0077644

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$393,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of October, 2024.

Notary Public

My commission expires:_____

(AFFIX SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2026

NSTRUMENT WAS PREPARED BY/ RETURN TO:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Boulevard, Suite 102
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mark Andrew Colgan and Taylor Rae Colgan	**NEW OWNERS**	082-04-0-209.00
5816 Petersburg Lane		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JDA SOONER, LLC, A TEXAS LIMITED LIABILITY COMPANY, WITH A 50% UNDIVIDED INTEREST AND NAF, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, WITH A 50% UNDIVIDED INTEREST, THE OWNERSHIP INTEREST FOR NAF, LLC IS HELD IN A SERIES A. A SEPARATE SERIES OF NAF, LLC, AT TENNESSEE SERIES LIMITED LIABILITY COMPANY**

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

MARK ANDREW COLGAN AND TAYLOR RAE COLGAN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being the West 60 feet of Lot Nos. 8 and 9 as shown on the map entitled the Plan of Thornby Place, of record in Plat Book 332, Page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JDA SOONER, LLC, A TEXAS LIMITED LIABILITY COMPANY, WITH A 50% UNDIVIDED INTEREST AND NAF, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, WITH A 50% UNDIVIDED INTEREST, THE OWNERSHIP INTEREST FOR NAF, LLC IS HELD IN A SERIES A. A SEPARATE SERIES OF NAF, LLC, AT TENNESSEE SERIES LIMITED LIABILITY COMPANY, by deed from ROBERT H. BRASWELL, A MARRIED MAN, of record in Instrument No. 20170125-0008051, dated January 23, 2017, said Register's Office.

JDA SOONER, LLC, A TEXAS LIMITED LIABILITY COMPANY, WITH A 50% UNDIVIDED INTEREST AND NAF, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, WITH A 50% UNDIVIDED INTEREST, THE OWNERSHIP INTEREST FOR NAF, LLC IS HELD IN A SERIES A. A SEPARATE SERIES OF NAF, LLC, AT TENNESSEE SERIES LIMITED LIABILITY COMPANY
NO LONGER INTEND TO DO BUSINESS AND THIS TRANSACTION IS PART OF THE DISSOLUTION PROCESS FOR BOTH OF THE LLCS.

This is improved property known as 896 W Sharpe Ave, Nashville, TN 37206.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 hand this 2nd day of October, 2024.

JDA SOONER, LLC, A TEXAS LIMITED LIABILITY COMPANY

By: _____
JON ARMSTRONG, MEMBER

STATE OF UTAH)
COUNTY OF SUMMIT)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **JON ARMSTRONG,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the **MEMBER** of **JDA SOONER, LLC**, and that he as such Member executed the foregoing instrument for the purposes therein contained by signing the name of the entity by himself as Member.

Witness my hand and official seal at SUMMIT, UTAH, this 2 day of OCTOBER, 2024.

_____
Notary Public

My Commission Expires: 7/20/26

BLAKE HAMMOND
Notary Public - State of Utah
Comm. No. 725334
My Commission Expires on
Jul 20, 2026

NAF, LLC, a Tennessee Series limited liability company, NAF, LLC, a Tennessee limited liability company

BY: _____

Norman Keith Todd, Trustee of The Family Revocable Living Trust under Agreement Dated January 4, 2017, Sole Member of NAF, LLC, a Tennessee Series limited liability company, NAF, LLC, a Tennessee limited liability company

STATE OF South Carolina)
COUNTY OF Charleston)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Norman Keith Todd,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the Trustee of The Family Revocable Living Trust under Agreement Dated January 4, 2017, Sole Member of NAF, LLC, a Tennessee Series limited liability company, NAF, LLC, a Tennessee limited liability company, and that he as such Trustee executed the foregoing instrument for the purposes therein contained by signing the name of the entity, The Family Revocable Living Trust under Agreement Dated January 4, 2017, Sole Member of NAF, LLC, a Tennessee Series limited liability company, NAF, LLC, a Tennessee limited liability company, by himself as Trustee.

Witness my hand and official seal at Charleston County, South Carolina, this 2nd day of October, 2024.

_____
Notary Public

My Commission Expires: 5-28-2030

VINCENT GRANT
Notary Public
State of South Carolina
My Commission Expires May 28, 2030