THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241049NT**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $712,500.00. Affiant Subscribed and sworn to before me, this 4th day of December, 2024. Notary Public My Commission Expires: 5-9-26

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Karen Johnson Davidson County
Batch# 1212735 DEEDWARR
12/05/2024 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,636.25
20241205-0094387

WARRANTY DEED

Address New Owner: New Natchez Partners, LLC and MDJN, LLC 4117 Hillsboro Pike, #103-275, Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 02 0 080.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Willena W. Woodard, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **New Natchez Partners, LLC, a Tennessee limited liability company, as to a seventy-eight sixteen one-hundredths percent (78.16%) undivided interest, as tenant in common, and MDJN, LLC, a Tennessee limited liability company, as to a twenty-one and eighty-four one hundredths percent (21.84%) undivided interest, as tenant in common** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 of Block 6 on the Map of A DEVELOPMENT OF STOKES TRACT, of record in Plat Book 974, Page 24, said Register's Office.

Said Lot No. 22 fronts 100 feet on the Southeasterly side of Natchez Trace and runs back 194 feet on the Northeasterly line and 125.2 feet on the Southwesterly line to a dead line on which it measures 120 feet.

Being the same property conveyed to John H. Woodard and wife, Willena W. Woodard, by Warranty Deed from Margaret Moss Goodloe, (now Pinkston), of record in Book 3071, Page 43, in the Register's Office of Davidson County, Tennessee, dated May 11, 1960, and recorded on May 11, 1960. The said John H. Woodard died on July 14, 2024, leaving Willena W. Woodard as surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A DEVELOPMENT OF STOKES TRACT, as recorded in Plat Book 974, Page(s) 24.

This is improved property located at 3020 New Natchez Trace Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of December, 2024.

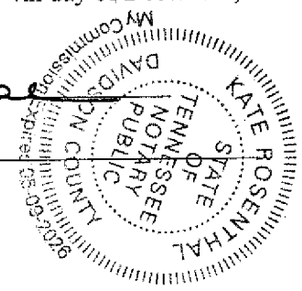
Willena W. Woodard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Willena W. Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 2024.

Notary Public
My Commission Expires: _____



TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 December 4, 2024.

Signature
Date: December 4, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 4th day of December, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025