WARRANTY DEED

Karen Johnson Davidson County
Batch# 1230980 DEEDWARR
01/28/2025 10:52:30 AM 4 pgs
Fees: $23.00 Taxes: $3,330.00
20250128-0006405

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 2-21-28
(AFFIX SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Buckhorn Residential Housing, LLC	**New Owner**	Parcel ID: 082 04 0 401.00
(NAME)	(NAME)	
718 Thompson Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **McFadden & Co, LLC, a Tennessee limited liability company and Muse McFadden, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Buckhorn Residential Housing, LLC, a Tennessee limtied liability company**, 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. 17 on the Map of W. A. Sharp's Revised Plan of A. W. Hooker's Addition to East Nashville, of record in Book 421 (erroneously stated as Book 42 in prior deeds), page 114, Register's Office for said County.

Said lot fronts 52 feet on the northerly side of Seymour Avenue and runs back between parallel lines 150 feet more or less to an alley.

Being the same property conveyed to Stephen Lee Brooks and wife, Wanda Faye Brooks from Blazer Financial Services, Inc. by Deed dated July 30, 1993 and recorded on August 4, 1993, in Book 9035, Page 889, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Wanda Faye Brooks from Stephen Lee Brooks by Quitclaim Deed dated August 7, 2007 and recorded on January 16, 2008, in Instrument No. 20080116-0005145, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to McFadden & Co., LLC, a Tennessee limited liability company from Wanda Brooks, unmarried by Warranty Deed dated April 15, 2024 and recorded on April 16, 2024, in Instrument No. 20240416-0027198, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to McFadden & Co., LLC and Muse McFadden, LLC from McFadden & Co., LLC by Quitclaim Deed dated June 4, 2024 and recorded on June 6, 2024 , in Instrument No. 20240606-0042507, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 937 Seymour 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 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 our hands this 23rd day of January, 2025

McFadden & Co, LLC

BY: _____

Kenneth McFadden, Manager

Muse McFadden, LLC

BY: _____

Kenneth McFadden, Jr., Manager

STATE OF TENNESSEE

COUNTY OF Davidson

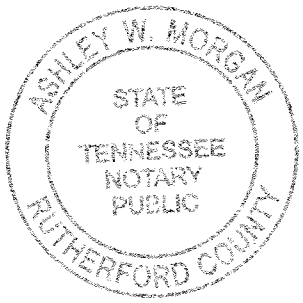
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth McFadden, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager, and is authorized to execute the instrument on behalf of McFadden & Co, LLC and Muse McFadden, LLC, the within named bargainor, and that he/she as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLCs by himself/herself as Manager.

Witness my hand and official seal, this the 23rd day of January, 2025.

Notary Public

My Commission Expires:

(SEAL)



Certificate of Authenticity

I, Amanda Maynor, 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

January 23, 2025.

Date

Affiant Signature

January 28, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of January, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON