# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1235233 DEEDWARR
02/07/2025 09:32:30 AM 4 pgs
Fees: $23.00 Taxes: $2,257.00
20250207-0009408

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $610,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-23-2028

**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, a Tennessee Limited Liability Company | Capital Fund I, LLC | Parcel ID: 094 01 0 067.00 |
| (NAME)<br>718 Thompson Ln #108-451 | (NAME)<br>14555 N. Scottsdale Rd Ste 200 | |
| (ADDRESS)<br>Nashville, TN 37204 | (ADDRESS)<br>Scottsdale, AZ 85254 | |
| (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**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Buckhorn Residential Housing, LLC, a Tennessee Limited 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. 46 on the Map of Payne, Blakemore and Cummings Addition, as shown on the Plan of record in Book 57, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chester M. Waggoner, Jr, a married person from Andrew Wesley Williams and wife, Florence Williams by Warranty Deed dated May 24, 2001 and recorded on June 4, 2001 in Instrument No. 20010604-0057917, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit recorded on May 30, 2024 in Instrument No. 20240530-0040016, to correct legal description.

Further being the same property conveyed to DTR Homes, LLC, a California Limited Liability Company from Chester M. Waggoner, Jr., a married person by Warranty Deed dated June 4, 2024 and recorded on June 5, 2024 in Instrument No. 20240605-0042197, Register's Office for Davidson County, Tennessee.

and recorded on June 5, 2024 in Instrument No. 20240605-0042201, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to McFadden & Co. LLC from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed dated June 4, 2024 and recorded on June 14, 2024 in Instrument No. 20240614-0044691, 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 611 S 12th St., 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 30th day of January, 2025

McFadden & Co. LLC

BY: _____

Kenneth McFadden, Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth McFadden, 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 Member, and is authorized to execute the instrument on behalf of McFadden & Co. LLC, the within named bargainor, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Member.

Witness my hand and official seal, this the 30th day of January, 2025.

Notary Public

My Commission Expires: 2/3/28

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 30, 2025**.

Date

Affiant Signature

**February 7, 2025**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of **February**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON