WARRANTY DEED

Karen Johnson Davidson County
Batch# 1241959 DEEDWARR
02/27/2025 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $12,857.50
20250227-0014773

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,475,000.00

Russell Bundren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 2-7-29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Russell B. Bundren and Heidi K. Bundren	U.S. Bank National Assoc.	115-03-0-039.00
(NAME)	(NAME)	
733 Richfield Drive	2800 Tamarack Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MMCR Investments LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Russell B. Bundren and Heidi K. Bundren, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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. 166, on the plan of Brook Meade, Section V, as shown on plat of record in Plat Book 2133, Page 102, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Charles Andrew Sutphin, Sr., an unmarried person, and Kathleen Frances Kelly, an unmarried person, as joint tenants with rights of survivorship by Warranty Deed from Juli-Kay Baumann, a single woman, dated 03/15/2016, of record in Instrument 201603180025980, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MMCR Investments, LLC, a Tennessee limited liability company by Warranty Deed from Charles Andrew Sutphin, Sr., an unmarried person, dated 03/09/2023, of record in Instrument 202303160019135, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 733 Richfield Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2540271
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 26th day of February. 2025..

MMCR Investments LLC

By: Victor Michael Cannata

Victor Michael Cannata, Sole Member

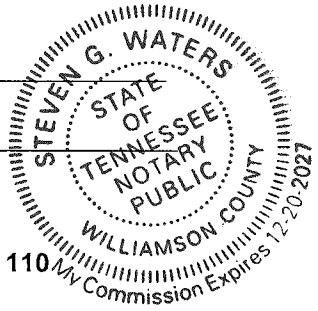
State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Victor Michael Cannata, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself to be the Sole Member of MMCR Investments, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Victor Michael Cannata, as such Sole Member.

Witness my hand and Official seal this 26th day of February, 2025.

Notary Public:

My Commission Expires:



RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

I, Sheri Engel, 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 this 26th day of February, 2025

Sheri Engel

Dated 2/27/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 27th day of February, 2025

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

