Karen Johnson Davidson County
Batch# 1245873 DEEDWARR
03/11/2025 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,586.30
20250311-0018426

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH 10th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-28-26
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC WILLIAMSON COUNTY TENNESSEE STATE OF

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	070 08 0G 001.00CO
(NAME) 718 Thompson Lane #108-451	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(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 Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **McKinley Row, 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 Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Unit 1 as established in Declaration of Covenants, Conditions and Restrictions for 810 McKinley Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20221121-0123317, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to McFadden & Co. LLC from Music City Holdings, LLC, a Texas limited liability company by Warranty Deed dated November 29, 2021 and recorded on December 10, 2021 in Instrument No. 20211210-0163878, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to McFadden & Co. LLC and Ibrahim Al Amin from McFadden & Co. LLC by Quit Claim Deed dated December 13, 2021 and recorded on December 16, 2021 in Instrument No. 20211216-0166405, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to McKinley Row, LLC, a Tennessee limited liability company from McFadden & Co. LLC and Ibrahim Al Amin by Quit Claim Deed dated July 19, 2022 and recorded on January 3, 2023 in Instrument No. 20230103-0000240, 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.

This is improved property, known as 2050 McKinley St., Nashville, TN 37207

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, its successors and assigns forever; and it does covenant with the said Grantee that it is 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 it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 5th day of March, 2025

McKinley Row, LLC, a Tennessee limited liability company

By: Muse McFadden LLC
Its: Member

BY: _____
Kenneth McFadden, Jr., Authorized Agent

STATE OF TENNESSEE

COUNTY OF Williamson

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 Authorized Agent of Muse McFadden LLC, and is authorized to execute the instrument on behalf of Muse McFadden, as Member of McKinley Row, LLC, the within named bargainor, and that he/she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Authorized Agent.

Witness my hand and official seal, this the 5th day of March, 2025.

_____
Notary Public

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6-21-25

(SEAL)

Certificate of Authenticity

I, Amanda Mayner, 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

March 5, 2025.

Date

Affiant Signature

March 11, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **11** day of **March**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON