This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615)383-2903

Karen Johnson Davidson County
Batch# 1274159 DEEDWARR
05/16/2025 01:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250516-0038789

Bankruptcy Trustee's Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
MMP Gulch Holdings, LLC 2904 McNairy LN Nashville, TN 37204	New Owner	118-10-0-195.00

For good and valuable consideration received, **DAVID G. ROGERS, TRUSTEE IN BANKRUPTCY OF THE ESTATE OF JONATHAN PATRICK MCLEOD,** by these presents does transfer and convey pursuant to Order Approving Motion to Sell Real Property entered April 23, 2025, Case No: 3:25-BK-00724, United States Bankruptcy Court for the Middle District at Nashville, unto the Grantees, **MMP GULCH HOLDINGS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY,** all of the right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot 2, the Re-Subdivision of Parts of Lots 60 and 61, Sutton Hill Section, Marengo Park, as shown on plat of record in Plat Book 3500, page 121, together with an easement for sanitary sewer to serve said Lot 2, of record in Plat Book 3870, page 386, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary Frances Chrisman and Jonathan Patrick McLeod, wife and husband by Warranty Deed from Stephen H. Zimmerman and wife, Judith L. Zimmerman of record in Instrument No. 20210603-0074479 Register's Office for Davidson County, Tennessee, dated May 07, 2021 and recorded on June 03, 2021.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- All matters shown on the Plan of record in Plat Book 974, Page 67, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 3500, Page 121, Register's Office for Davidson County, Tennessee.

Easement of record in Book 3870, Page 386, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2904 McNairy Ln, Nashville, Tennessee 37204**.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns forever. And the Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind Grantor as the Trustee of the bankruptcy estate of Jonathan Patrick McLeod, its successors and assigns, to warrant and forever defend the title to said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my/our hand(s) this the 23rd day of April, 2025..

David G. Rogers, Trustee in Bankruptcy
of the Estate of Jonathan Patrick McLeod

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID G. ROGERS to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Trustee in Bankruptcy of the Estate of Jonathan Patrick McLeod the within named bargainor, and that he as such TRUSTEE executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23 of April, 2025.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$814,000.00**. (Tennessee State Transfer Tax paid in Instrument No. 20250429-0033112
20250429-0033112

Affiant

Subscribed and sworn to before me this 23 day of April, 2025.

Notary Public
My Commission Expires: 3/20/2028
(SEAL)

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/20/2028

I, Kirsten Virden, 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 4/23/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 4/23/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of April, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

