WARRANTY DEED

Karen Johnson Davidson County
Batch# 1279455 DEEDWARR
05/30/2025 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20250530-0042355

B-JMR-25-301A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00.

Sheila Avery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2025.

Theresa L Smith
Notary Public

MY COMMISSION EXPIRES: 9-7-26
(AFFIX SEAL)

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mario Jose Mujica Larez and Kathryn Allise Bridgers	LoanDepot.com, LLC	
(NAME) **301A Oriel Ave**	(NAME) 6531 Irvine Center Drive Suite 100	**119010X00100CO**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) Irvine, CA 92618	
(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 consideration, the receipt of which is hereby acknowledged, **3104 MEADE AVE GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARIO JOSE MUJICA LAREZ AND KATHRYN ALLISE BRIDGERS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 301A on the Plan of 301 Oriel Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240716-0053423, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to 3104 Meade Avenue GP, a Tennessee general partnership by Warranty Deed from George W. Preacher,Jr. dated July 3, 2024 and recorded July 8, 2024 in Instrument No. 20240708-0051003, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20240716-0053423, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Declaration of restrictive covenants for stormwater management in Instrument No. 20240920-0073107, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **301A Oriel Ave, Nashville, Tennessee 37210**.

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), their heirs and 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), 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 my/our hand(s) this the 23 DAY OF MAY, 2025.

3104 Meade Avenue, GP
a Tennessee general partnership

By: JMR Investments LLC
Its: Partner

By: Jody Roberts
Its: Authorized Agent

By: Little River Ventures, LLC
Its: Partner

By: Matthew McKinney
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph M. Roberts, III, Authorized Agent for JMR Investments LLC, Partner of 3104 Meade Avenue, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent for JMR Investments LLC, Partner of 3104 Meade Avenue, GP, the within named bargainor, a partnership, and that he as such Authorized Agent for JMR Investments LLC, Partner of 3104 Meade Avenue, GP executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires:

CANDIS A. THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/07/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew A. McKinney, Authorized Agent for Steadfast Group, LLC, Partner of 3104 Meade Avenue, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent for Steadfast Group, LLC, Partner of 3104 Meade Avenue, GP, the within named bargainor, a partnership, and that he/she as such Authorized Agent for Steadfast Group, LLC, Partner of 3104 Meade Avenue, GP executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires:

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 5/23, 2025.

Affiant
Date: May 29, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29 day of May, 2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

