WARRANTY DEED

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 10/25/2027
(AFFIX SEAL)

LL-PI-25-8400-1

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)
McKay Co. Design Build LLC	**New Owner**	
(NAME) **1208 General McArthur**		**004-00-0-006.01**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(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, **PARADIGM INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MCKAY CO. DESIGN BUILD LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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.

The following described real property located in Davidson County, Tennessee

Lying on the West side of the Nashville and Springfield Pike and beginning at a point at the junction of the Nashville, Springfield and Coopertown Road, thence North 8° west 218 feet to a point in the West margin of the Nashville-Springfield Pike, thence south 80° 15' west 53 feet to a point, thence south 67° 30' west 175 8 feet to a point in the center of the Coopertown Road, thence with the center of the same, south 62° 45' east 275 feet to the point of beginning

Being the same property conveyed to Cedar Brook Properties Funding 3, LLC, a Delaware Limited Liability Company by Warranty Deed from Shandy Rawls, an unmarried woman of record in Instrument No 20250515-0038282 Register's Office for Davidson County, Tennessee, dated April 17, 2025 and recorded on May 15, 2025

Being the same property conveyed to Paradigm Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Cedar Brook Properties Funding 3, LLC, a Delaware Limited Liability Company, of record in Instrucment No 20250602-0043242 Register's Office for Davidson County, Tennessee dated May 27, 2025 and recorded on June 2, 2025

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- General Easement Agreement of record in Instrument Number 20090612-0054717, in the Register's Office for Davidson County, Tennessee
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways
- Acreage content of the subject property is not hereby insured Reference to acreage is left in the description merely for convenience in identifying the tract
- Subject to right-of-way of Coopertown Road and Whites Creek Pike
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **8400 Coopertown Road, Joelton, Tennessee 37080**

Karen Johnson Davidson County
Batch # 1280624 **DEEDWARR**
06/02/2025 03 32 50 PM 3 pgs
Fees $18 00 Taxes $795 50

20250602-0043251

Warranty Deed

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 28th DAY OF MAY, 2025

Paradigm Investments, LLC

BY _____
Ronny Varghese
Sole Member

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONNY VARGHESE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of PARADIGM INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 28th of May, 2025.

_____
Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Dawn Martin, 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 May 29, 2025~~ May 28, 2025 (date of document).

Dawn Martin
Affiant Signature

Date 5/29/25

State of Tennessee

County of Davidson

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

Notary Signature

MY COMMISSION EXPIRES: 11-3-25

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025