Karen Johnson Davidson County
Batch# 1292708 DEEDWARR
07/02/2025 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20250702-0052295

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **325,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2025

Notary Public

MY COMMISSION EXPIRES: 3/28/28

(AFFIX SEAL)

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| STRATFORD COMMONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY | New Owner | 073-01-0-286-00 |
| (NAME) | (NAME) | |
| 2108 McGavock Pike | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37216 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**ANNA ROSE TIMME, TRUSTEE OF MT LIVING TRUST DATED JANUARY 24, 2025,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**STRATFORD COMMONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 7A, on the RESUBDIVISION MAP OF COUNTRY CLUB ESTATES BLOCK "G" - LOTS 7 AND 8, as shown on plat of record in Plat Instrument No. 20200507-0047837, 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 Anna Timme, Trustee of MT Living Trust dated January 24, 2025 by Deed dated January 24, 2025 from Michael C. Timme, an unmarried man, recorded January 24, 2025, in Instrument Number 20250124-0005794, in the Official Records of Davidson County, Tennessee. The said Anna Timme is one and the same as Anna Rose Timme.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: **2108 McGavock Pike, Nashville, TN 37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 2nd day of July, 2025

MT Living Trust dated January 24, 2025

By: _____
Anna Rose Timme, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Anna Rose Timme** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument acting the Trustee(s) of the **MT Living Trust dated January 24, 2025**, with the authority to transfer and convey by themselves as the Trustee(s) under the said the **MT Living Trust dated January 24, 2025.**

Witness my hand, at office, this 2nd day of July, 2025.

_____
Notary Signature
My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #22221

# Certificate of Authenticity

I, J. Trent Lehman, 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 7/2/25.

Date

Affiant Signature

7/2/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of July, 2025.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

