This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-6431-SL

Karen Johnson Davidson County
Batch# 1297095 DEEDWARR
07/14/2025 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,110.85
20250714-0055164

STATE OF TENNESSEE
COUNTY OF Wilson

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $570,500.00.

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2025.

Notary Public
My Commission Expires: 9-21-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bryan Monahan and Teresa Monahan 301 Jasmine Park Hermitage, TN 37076	Mega Capital Funding, Inc. 26637 Agoura Road Ste. 100 Calabasas, CA 91302	087-05-0B-005.00-CO

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Grandview Custom Homes, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Bryan Monahan and Teresa Monahan, husband and wife** (individually and/or collectively, "Grantee"), 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 No. 5 on the Plan of Final Plat, Wembley Park, of record in Plat at Instrument No. 20230707-0052042, 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 portion of the same property conveyed to Grandview Custom Homes, LLC by Special Warranty Deed from The Lux Development Group, LLC, a Tennessee limited liability company of record in Instrument No. 20230720-0055802 Register's Office for Davidson County, Tennessee, dated July 19, 2023 and recorded on July 20, 2023; and further being a portion of the same property conveyed to The Lux Development Group, LLC, a Tennessee limited liability company by Quitclaim Deed from The Wise Group, Inc., a Tennessee corporation of record in Instrument No. 20210129-0013204 Register's Office for Davidson County, Tennessee, dated January 26, 2021 and recorded on January 29, 2021; and further being a portion of the same property conveyed to Wise Group, Inc., a Tennessee corporation by Substitute Trustee's Deed from Gregory S. Gill, Substitute Trustee of record in Instrument No. 20110523-0039460 Register's Office for Davidson County, Tennessee, dated May 19, 2011 and recorded on May 23, 2011, and Scrivener's Affidavit for Substitute Trustee's Deed of record in Instrument No. 20121218-0116487.

This is improved property located at: **301 Jasmine Park, Hermitage, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant

with the said Grantee 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of July, 2025.

GRANTOR:

Grandview Custom Homes, LLC, a Tennessee Limited Liability Company

By: _____
Steve Bone, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steve Bone, Authorized Agent the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Authorized Agent of Grandview Custom Homes, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of July, 2025.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission expires: 4-21-26

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 7/11/025 (date of document).

Affiant Signature

7/11/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 11 day of July, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL