Karen Johnson Davidson County
Batch# 1300768 DEEDWARR
07/22/2025 03:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,409.70
20250722-0057981

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250751488

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $381,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of July, 2025.

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

Notary Public
My Commission Expires: 2/29/28

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matrix Home, LLC	New Owner	Tax Parcel ID No.
Ned Shelton Road		135-00-0-181.00
Nashville TN 37217		135-00-0-182.00
		135-00-0-183.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CR Lending, LLC, a Texas Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matrix Home, LLC, a Tennessee Limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1:
Land in the 2nd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Steele Road at the northeast corner of the property conveyed to David Wendell Edmondson and wife, by deed from Stanley Gardner and wife, of record in Book 2104, page 586, Register's Office for said County; thence westerly along Edmondson's northerly line 210 feet to a stake; thence northwardly 156 feet to a stake; thence eastwardly 206 feet to a point in the westerly margin of Steele Road; thence with the margin of the same southerly 235 feet to the beginning.

Being the same property conveyed to David W. Edmondson and wife, Lois A. Edmondson, by deed from Bobby Allen Taylor and wife, Jinnie Ruth Taylor, of record in Book 2635, page 491, dated January 10, 1957, said Register's Office.

Lois A. Edmondson predeceased David W. Edmondson, who died on or about March 4, 2005. He was survived by his children, Tina Edmondson and Regina Edmondson Jett, who died on or about January 18, 2007, and he was proceeded in death by his daughter Vada Edmondson Newcomb. Regina Edmondson Jett was survived by her children, Crystal Commuse Peralta, Devin Miles and Joe Commuse. Vada Edmondson Newcomb was survived by her children, Craig Rosley, who died and is survived by his son Raymond Rosley and Scott Rosley. The above paragraph being evidenced by Affidavit of Heirship of record in Instrument No. 20101112-0090997, said Register's Office.

Pursuant to Final Decree Confirming Sale, Metropolitan Government of Nashville and Davidson County TN conveyed to Mohamoud Dahir in Instrument No. 20121127-0108855, said Register's Office.

Pursuant to Final Decree Confirming Sale, Metropolitan Government of Nashville and Davidson County TN conveyed to David Pritchard, in Instrument No. 20170308-0022982, said Register's Office. Decree for Redemption divested the property out of David Pritchard and vested into Mohamoud Dahir in Instrument No. 20180326-0028293, said Register's Office.

Being the same property conveyed to CR LENDING, LLC, A TEXAS LIMITED LIABILITY COMPANY, by Substitute Trustee's deed from CHRISTOPHER M. CALDWELL, AS SUBSTITUTE TRUSTEE, of record in Instrument No. 20250710-0054247, dated February 14, 2025, said Register's Office.

Tract 2:
Land situated in Nashville, Davidson County, Tennessee being:

Beginning at a point on the North margin of Smith Springs Road at the Southeast corner of a tract owned by Carter; thence 256 feet north with the East line of Carter's lot to a a pin in the Northwest Corner of he said Carter lot; thence East 112 feet to the Northwest corner of the Taylor lot; thence South 107 feet to the Southwest corner of the Taylor lot which is also the Northwest corner of a lot owned by Edmondson; thence 189 feet with the said Edmondson lot to the margin of Spring Road, and thence with the margin of Smith Springs Road West 204 feet to the point of beginning.

Included in the above description but expressly excluded from this conveyance is that portion of the above described property conveyed in Book 8223, page 519, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MOHAMOUD DAHIR, by deed from RICK RCCA, of record in Instrument No. 20220616-0068878, dated May 27, 2022, said Register's Office.

Being the same property conveyed to CR LENDING, LLC, A TEXAS LIMITED LIABILITY COMPANY, by Substitute Trustee's deed from CHRISTOPHER M. CALDWELL, AS SUBSTITUTE TRUSTEE, of record in Instrument No. 20250710-0054247, dated February 14, 2025, said Register's Office.

Tract 3:
The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being property located in the 29th Council District of Nashville, Davidson County Tennessee, known as the G Co. Investments property, of record in Instrument No. 20131024-0110678, in the Register's Office of Davidson County, and being more particularly described as follows;

Commencing at an iron pipe (found) at the Northeast corner of the Molunoud Dahir Property (Instrument No. 201211270108855) located in the Westerly Right of Way of Ned Shelton Road (50' R.O.W.), being further located at Tennessee State Plane Coordinates N642023,51, E-1781168.43 ((NAD83), thence, South 09 degrees 43 minutes 37 seconds West 235.00 feet to an iron pin (set) in the Westerly Right of Way of Ned Shelton Road. Said point having Tennessee State plane coordinates of N-641791,89 E-I 78 1126.73. this being the Northeast corner of the herein described property and the true point of beginning, thence continuing with Ned Shelton Rd, South 09 degrees 43 minutes 37 seconds West, 136.72 feet to an iron pin (set);

Thence with a curve to the right, having a radius of 40.00 feet to an arc length of 80.83 feet, a chord bearing of South 67 degrees 37 minutes 14 seconds West, a chord distance of 67.76 feet to an iron pin (set) in the Northerly Right of Way of Smith Springs Rd (50' R.O.W,):

Thence continuing with Smith Springs Rd. North 54 degrees 29 minutes 10 seconds West, 110.79 feet to an iron pin (found):
Thence leaving Smith Springs Rd, North 05 degrees 03 minutes 38 seconds East, 188.75 feet to an iron pin (set);

Thence South 60 degrees 02 minutes 26 seconds Fast. 183.86 feet to the Point of beginning, containing 30,558.82 square feet. 0.70 acres, according to a survey by Jeffrey A. Leopard dated January 6, 2014.

Being the same property conveyed to David W. Edmondson and wife, Lois A. Edmondson, by deed from Stanley Gardner and wife, Eva Bell Gardner, of record in Book 2104, page 586, dated December 17, 1952, said Register's Office.

Lois A. Edmondson predeceased David W. Edmondson, who died on or about March 4, 2005. He was survived by his children, Tina Edmondson and Regina Edmondson Jett, who later died on or about January 18, 2007, and he was proceeded in death by his daughter Vada Edmondson Newcomb. Regina Edmondson Jett was survived by her children, Crystal Commuse Peralta, Devin Miles and Joe Commuse. Vada Edmondson Newcomb was survived by her children, Craig Rosley, who died and is survived by his son Raymond Rosley and Scott Rosley. The above paragraph being evidenced by Affidavit of Heirship of record in Instrument No. 20101112-0090997, said Register's Office.

Pursuant to Final Decree Confirming Sale, Metropolitan Government of Nashville and Davidson County TN conveyed to G CO INVESTMENTS LLC, in Instrument No. 20120822-0075451, said Register's Office.

Order Granting Motion for writ of possession, quieting title to tax sale property and applying overage proceeds to reimbursement of subsequent property taxes granted to G CO INVESTMENTS LLC, in Instrument No. 20131024-0110678, said Register's Office.

Being the same property conveyed to CRAIG A. JOHNSON AND WIFE, PAM T. JOHNSON, by deed from G CO INVESTMENTS, LLC, of record in Instrument No. 20140121-0005470, dated January 17, 2014, said Register's Office.

Being the same property conveyed to MOHAMOUD S. DAHIR, by deed from CRAIG A. JOHNSON AND WIFE, PAM T. JOHNSON, of record in Instrument No. 20210420-0052644, dated April 15, 2021, said Register's Office.

Being the same property conveyed to CR LENDING, LLC, A TEXAS LIMITED LIABILITY COMPANY, by Substitute Trustee's deed from CHRISTOPHER M. CALDWELL, AS SUBSTITUTE TRUSTEE, of record in Instrument No. 20250710-0054247 , dated February 14, 2025 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 135-00-0-183.00, 135-00-0-181.00 and 135-00-0-182.00.

This is improved property located at Ned Shelton Road Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 18th day of July, 2025.

CR Lending, LLC, a Texas Limited Liability Company

By: Neal Stewart, Authorized Agent

STATE OF TENNESSEE K.V Texas)
COUNTY OF DAVIDSON K.V Collin)

Before me, the undersigned, of the State and County aforesaid, personally appeared Neal Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized agent (or other officer authorized to execute the instrument) of CR Lending, LLC, a Texas Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent.

Witness my hand, at office, this 18th day of July, 2025.

Karla Maria Vega
Notary Public

KARLA MARIA VEGA
Notary ID #132417543
My Commission Expires
March 26, 2028

My Commission Expires: ~~1324~~ March 26, 2028

Tennessee Certification of Electronic Document

I, Todd Cathey, 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 18 day of July, 20 25.

Affiant Signature

7/18/2025
Date

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 18 day of July, 20 25.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/28

NOTARY'S SEAL

DIANNE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires