Prepared by
Record and Return To
Chapman National Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-3432

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,040,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of July, 2025

Notary Public

Commission Expires _____

Karen Johnson
Batch # 1305000
08/01/2025 11 19 28 AM
Fees $13 00 Taxes $3,848 00

Davidson County
DEEDWARR
2 pgs

20250801-0061118

Address of New Owner	Send Tax Bills To:	Map & Parcel
John V. Mattos and Emma Marie Mattos 2916 Vaulx Ln Nashville, TN 37204	NEW OWNER	118-06-0-167.00

WARRANTY DEED

FOR AND IN 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, I/WE,

TN Investment Group LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emme Marie Mattos, unmarried, as to a 29.7% interest, John Vincent Mattos and Tamara Marie Ward-Mattos, Trustees of The Mattos Tennessee Revocable Living Trust dated July 1, 2025, and any amendments thereto, as to a 70.3% interest, as joint tenants with right of survivorship

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 No. 3 on the Plan of Resubdivision of Lot No. 9 of the Melrose Shopping Center of record in Plat Book 8250, Page 497, said Register's, Office to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Patricia L. Taylor and Margaret S. Duncan as joint tenants with right of survivorship by Warranty Deed from Adex Corporation, a Tennessee Corporation of record in Book 10723, Page 558, Register's Office for Davidson County, Tennessee, dated December 03, 1997 and recorded on December 16, 1997.

Being the same property conveyed to Margaret S. Duncan, Trustee, and her successors in trust, of The Margaret S. Duncan Revocable Living Trust, its successors and assigns, her entire right title and undivided one-half (1/2) interest by Quit-Claim Deed from Margaret S. Duncan of record in Instrument No. 20010920-0101987 Register's Office for Davidson County, Tennessee, dated September 18, 2001 and recorded on September 20, 2001.

Being the same property conveyed to Patricia L. Taylor, Trustee, and her successors in trust, of The Patricia L. Taylor Revocable Living Trust, its successors and assigns, her entire right title and undivided one-half (1/2) interest by Quit-Claim Deed from Patricia L. Taylor of record in Instrument No. 20010920-0101989 Register's Office for Davidson County, Tennessee, dated September 18, 2001 and recorded on September 20, 2001.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company by Warranty Deed from Patricia L. Taylor, Successor Trustee of The Margaret S. Duncan Revocable Living Trust, and Patricia L. Taylor, Trustee of The Patricia L. Taylor Revocable Living Trust of record in Instrument No. 20250307-0017488 Register's Office for Davidson County, Tennessee, dated March 04, 2025 and recorded on March 07, 2025. The said Margaret S. Duncan died on December 13, 2010, Patricia L. Taylor being her Successor Trustee.

Being the same property conveyed to TN Investment Group LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20250307-0017491 Register's Office for Davidson County, Tennessee, dated March 05, 2025 and recorded on March 07, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2916 Vaulx Ln, Nashville, TN 37204

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 so 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.

Dated this the 29th day of July, 2025.

TN Investment Group, LLC, a Tennessee Limited Liability Company

By:_____
Robert Fletcher, Member

STATE OF TENNESSEE
COUNTY OF

Before me, Kathleen Williams of the state and county mentioned, personally appeared Robert Fletcher, Member of TN Investment Group, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of TN Investment Group, LLC, the within named bargainor, a Limited Liability Company, and that such Robert Fletcher, Member of TN Investment Group, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office in Brentwood TN this 29th day of July, 2025.

_____
Notary Signature

Printed Name: Kathleen Williams

My commission expires: 5/10/27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON