Karen Johnson Davidson County
Batch# 1313748 DEEDWARR
08/22/2025 03:31:30 PM 4 pgs
Fees: $23.00 Taxes: $8,965.10
20250822-0067472

Warranty Deed

ADELAIDA E. DILWORTH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES DEC 19, 2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,423,000.00. Affiant Subscribed and sworn to before me, this the 20th day of August, 2025. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Maddux Family Trust	New Owner(s)	118-01-0-319.00
1245 Canton Ct		
Encinitas, CA 92024		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **909 MONTROSE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN D. MADDUX AND MARISSA M. MADDUX, CO-TRUSTEES OF THE MADDUX FAMILY TRUST DATED MARCH 21, 2006**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 151, Montrose Place, as shown on plat of record in Plat Book 57, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of Said property.

Being the same property conveyed to Howell S. Arnold and Lindsey R. Arnold, husband and wife by Warrnaty Deed from Magness Group Inc of record in Instrument No. 20141218-0115812 Register's Office for Davidson County, Tennessee, dated December 12, 2014 and recorded on December 18, 2014.

Being the same property conveyed to Howell S. Arnold and Lindsey R. Arnold, co-Trustees of the Howell S. Arnold and Lindsey R Arnold Revocable Trust under Agreement dated January 25, 2016, a Tennessee trust by Warranty Deed from Howell S. Arnold and Lindsey R. Arnold, husband and wife of record in Instrument No. 20160314-0023747 Register's Office for Davidson County, Tennessee, dated March 14, 2016 and recorded on March 14, 2016 and Warranty Deed-Correction Recorded in instrument No. 20160404-0032061 and Recorded on April 04, 2016.

Being the same property conveyed to Howell S. Arnold and Lindsey R. Arnold, husband and wife by Warranty Deed from Howell S. Arnold and Lindsey R. Arnold, co-Trustees of the Howell S. Arnold and Lindsey R Arnold Revocable Trust under Agreement dated January 25, 2016, a Tennessee trust of record in Instrument No. 20190823-0085092 Register's Office for Davidson County, Tennessee, dated August 22, 2019 and recorded on August 23, 2019.

Being the same property conveyed to 909 Montrose LLC, a Tennessee limited liability company by Quitclaim Deed from Howell S. Arnold and Lindsey R. Arnold of record in Instrument No. 20240620-0046459 Register's Office for Davidson County, Tennessee, dated June 20, 2024 and recorded on June 20, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 909 Montrose Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of August, 2025.

909 Montrose LLC, a Tennessee Limited Liability Company
By: Arnold Revocable Trust, U/A/D January 25, 2016, Member

By: _____ COTRUSTEE HRNVD RUOC TRUST UA 01-25-16
Howell S. Arnold, Co-Trustee

STATE OF FLORIDA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Howell S. Arnold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Trustee of the Arnold Revocable Trust, U/A/D January 25, 2016, the Sole Member of 909 Montrose LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 19th day of August, 2025.

_____
Notary Public

My Commission Expires: KM

SEE ATTACHED ACKNOWLEDGEMENT

Witness 1:

Signature

Kimberly Muniz

Print Name

100 Holiday Blvd

Address

Key Largo, FL 33037

Witness 2:

Signature

Camille Nagy

Print Name

170 Coral ave.

Address

Tavernier FL, 33070

STATE OF FLORIDA
COUNTY OF Monroe

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 19 day of August, 2025 by Hazel S. Arnold Co-Trustee of Arnold Rev. Trust U/A/D January 25, 2016 (name), Member (title) of 909 Montrose LLC (name of company acknowledging), a Tennessee (state or place of formation) limited liability company, on behalf of the company, who ☐ is personally known to me or ☑ has produced FL DL (type of identification) as identification.

(notary seal)

KIMBERLY MUNIZ
Notary Public-State of Florida
Commission # HH 191747
My Commission Expires
October 27, 2025

(Signature of Notary Public - State of Florida)

Kimberly Muniz

(Print Commissioned Name of Notary Public)

My Comm. Expires: 10/27/2025

ATTACHED TO:
Title/Description of Document: Warranty Deed - Parcel 118-01-0-319.00

Certificate of Authenticity

I Adde Dilworth, 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 **August 19, 2025**.

Date

Affiant Signature **08/19/2025**
Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **19th** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY