Karen Johnson Davidson County
Batch# 1322873 DEEDWARR
09/16/2025 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20250916-0073888

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 365,000.00.

Affiant

Subscribed and Sworn before me this 16th day of September, 2025.

Notary Public
My commission expires: 11-21-26

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
MDH Capital, LLC 628 Truxton Court, Nashville, TN 37214	New Owner	Map/Parcel 096-11-0-214.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Betty Bailey, a widow**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **MDH Capital, LLC, a Texas Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Hickory Bend, Section | of record in Plat Book 3300, Page 38, 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 the same property conveyed to Wiley B Inman, Jr and wife, Betty J Inman by Warranty deed from Hickory Bend Construction Co. of record in Book 3610, page 498, Register's Office for Davidson County, Tennessee, dated 7/19/1963.

Being the same property conveyed to Betty J Inman by Quitclaim deed from Wiley B Inman, Jr and wife, Betty J Inman of record in Book 4539, page 688, Register's Office for Davidson County, Tennessee, dated 6/9/1971 and recorded on 9/24/1971.

Being the same property conveyed to Betty J Bailey and Ramel A Bailey by Quitclaim deed from Betty J Inman of record in Book 9438, page 889, Register's Office for Davidson County, Tennessee, dated 8/15/1994 and recorded on 8/17/1994. Betty J. Bailey and Ramel A. Bailey being married at the time of the said conveyance and remaining continuously married until the death of Ramel A. Bailey.

Ramel A. Bailey, having died on July 16, 2022, his interest in said property vesting in Betty J. Bailey as the surviving tenant by the entirety.Betty Bailey and Betty J. Bailey being one in the same.

This is [X] improved [ ] unimproved property known as 628 Truxton Court, Nashville, TN 37214 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 12 day of September, 2025.

Betty J. Bailey

Betty Bailey

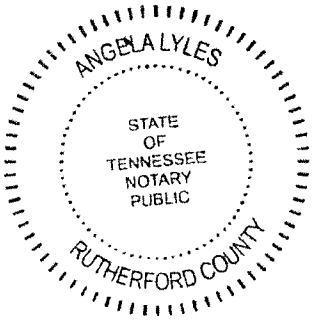
STATE OF TENNESSEE
COUNTY OF Wilson

On this 11th day of September, 2025, before me personally appeared Betty Bailey, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 11th day of September, 2025.

Angela Lyles

Notary Signature
My commission expires:
3/23/26



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 12, 2025.

J. Carlton Drumwright

September 12, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 12, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY