Karen Johnson Davidson County
Batch# 1327952 DEEDWARR
09/29/2025 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20250929-0077461

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 2025.

Notary Public

MY COMMISSION EXPIRES:

06-16-2026
(AFFIX SEAL)

Courtney Snyder
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Forges Painting, LLC	Forges Painting, LLC	096-09-0A-737.00-CO
(NAME) 2030 Forges Drive	(NAME) 737 Kent Road	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Bobby J. McLaughlin, an unmarried man, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Forges Painting, LLC, a Tennessee 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 Unit A-737, Plan of Emery Place, A Horizontal Property Regime, as shown on plat of record in Plat Book 6250, Page 719, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bobby J. McLaughlin and wife Florence McLaughlin by Warranty Deed from Fayola Cook Reeder, unmarried of record in Instrument No. 20080618-0062595 Register's Office for Davidson County, Tennessee, dated June 10, 2008 and recorded on June 18, 2008.

Said Florence McLaughlin having deceased on or about November 29, 2015, vesting Bobby J. McLaughlin as surviving tenant.

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; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 737 Kent Road, Nashville, TN 37214

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 on the 26th day of September 2025

Bobby J McLaughlin / Kenneth Kelly A.I.F.
Bobby J. McLaughlin by Kenneth Kelly, his
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kenneth Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Bobby L. McLaughlin and that he is authorized by Bobby L. McLaughlin to execute this instrument on his behalf.

Witness my hand, at office, this 26th day of September, 2025.

Wendy M. Varela
Notary Signature
My commission expires: April 15, 2028

WENDY M. VARELA
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 4-15-2028

Tennessee Certification of Electronic Document

I, **Hailey Hodges**, 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 **09/26/2025** (date of document).

Hailey Hodges

Affiant Signature

09/26/2025

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this **26th** day of **September**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: **06-16-2026**

NOTARY'S SEAL

