Special Warranty Deed

Karen Johnson Davidson County Batch# 1333378 DEEDWARRSP 10/13/2025 11:24:30 AM 4 pgs Fees: $23.00 Taxes: $1,942.50 20251013-0081493	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $525,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of October, 2025. Notary Public My commission expires: 12-19-28

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

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

Address of New Owners as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jacob Chadwell and Emily Chadwell	Northpointe Bank	091-05-1L-408.00-CO
408 Morningside Manor	3333 Deposit Dr. NE	
Nashville, TN 37209	Grand Rapids, MI 49546	

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, **MPDC2,LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACOB CHADWELL, AND EMILY CHADWELL, HUSBAND AND WIFE**, 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 Unit No. 408, on the Plan of The Woods at The Annex, Phase I, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions of The Woods at The Annex, Phase I, a Horizontal Property Regime with Private Elements at Instrument No. 20230621-0047140, as corrected by Scrivener's Affidavit of record in Instrument No. 20230623-0048025, and amended by First Amendment to the Declaration of Covenants, Conditions and Restrictions of The Woods at The Annex, Phase I, a Horizontal Property Regime with Private Elements of record in Instrument No. 20250630-0051475, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

CHAIN #1:

Being a portion of the same property conveyed to The Mulch Property Company by Deed from James A. Tant and James R. Overby and D. B. Spencer and Robert B. Sneed, Jr. of record in Book 8407, page 771, Register's Office for Davidson County, Tennessee, dated July 29, 1991 and recorded on July 30, 1991.

Being a portion of the same property conveyed to Lesley Emmanuel and Carol Emmanuel by Quitclaim Deed from The Mulch Property Company of record in Instrument No. 20130827-0090033 Register's Office for Davidson County, Tennessee, dated August 6, 2013 and recorded on August 27, 2013.

Being a portion of the same property conveyed to TMPC, LLC, a Tennessee limited liability company by Quitclaim Deed from Lesley Emmanuel and Carol Emmanuel of record in Instrument No. 20130827-0090034 Register's Office for Davidson County, Tennessee, dated August 7, 2013 and recorded on August 27, 2013.

Being a portion of the same property conveyed to MPDC2, LLC, a Tennessee limited liability company by Quitclaim Deed from TMPC, LLC, a Tennessee limited liability company of record in Instrument No. 20221222-0132269 Register's Office for Davidson County, Tennessee, dated December 22, 2022 and recorded on December 22, 2022.

CHAIN #2:

Being a portion of the same property conveyed to The Second Mulch Property Company, a Tennessee Corporation by Warranty deed from James R. Overby of record in Book 9247, page 643, Register's Office for Davidson County, Tennessee, dated January 27, 1994 and recorded on February 10, 1994.

Being a portion of the same property conveyed to TSMPC, LLC by Quitclaim Deed from The Second Mulch Property Company of record in Instrument No. 20140102-0000297 Register's Office for Davidson County, Tennessee, dated December 30, 2013 and recorded on January 2, 2014.

Being a portion of the same property conveyed to MPDC2, LLC, a Tennessee limited liability company by Quitclaim Deed from TSMPC, LLC, a Tennessee limited liability company of record in Instrument No. 20221222-0132270 Register's Office for Davidson County, Tennessee, dated December 22, 2022 and recorded on December 22, 2022.

Being a portion of the same property conveyed to MPDC2, LLC, a Tennessee limited liability company by Quitclaim Deed of Consolidation from MPDC2, LLC, a Tennessee limited liability company of record in Instrument No. 20230505-0033629 Register's Office for Davidson County, Tennessee, dated May 1, 2023 and recorded on May 5, 2023.

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 408 Morningside Manor, Nashville, TN 37209, 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 said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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 3rd day of October, 2025.

MPDC2,LLC, a Tennessee limited liability company

By:_____

Gina Emmanuel, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gina Emmanuel, Authorized Member, 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 Authorized Member of MPDC2,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 3rd day of October, 2025.

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
09/07/2026
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 3. 2025.

Affiant Signature

13th day of October, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028