WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,750 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES 3/16/29

(AFFIX SEAL)

LAUREN LARGENT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

LB-JP-25-4166

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Caden Investments LLC	**Same as New Owner**	
(NAME)	(NAME)	**059-05-0-197 00**
82 Wendell Avenue		
(ADDRESS)	(ADDRESS)	
Pittsfield, MA 01201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACKIE ESMOND, SINGLE AND JEFFREY BRYANT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CADEN INVESTMENTS LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot 202, as shown on the map entitled Buena Vista Estates, Section 5 of record in Plat Book 4460, page(s) 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Jackie Esmond and Jeffrey Bryant, Joint Tennents by Quitclaim Deed from Jackie Esmond of record in Instrument No 20220921-0104840 Register's Office for Davidson County, Tennessee, dated September 09, 2022 and recorded on September 21, 2022
Subject property is not now, nor, has it ever been the primary residence of the Grantor(s) and/or the Grantor's spouse

This conveyance is subject to
- Taxes for the year 2025, a lien now due and payable, but not deliquent
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 22, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 4512, Page 694, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **4166 Farmview Drive, Nashville, Tennessee 37218**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Karen Johnson Davidson County
Batch # 1336285 **DEEDWARR**
10/21/2025 10 51 45 AM 3 pgs
Fees $18 00 Taxes $872 28

20251021-0083711

Witness my/our hand(s) this the 17th DAY OF OCTOBER, 2025

Jackie Esmond
Jackie Esmond

Jeffrey Bryant
Jeffrey Bryant

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACKIE ESMOND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 17th of October, 2025

Notarized online using audio-video communication

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY BRYANT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 17th of October, 2025

Notarized online using audio-video communication

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Logan Bell, 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 10/17/25 (date of document).

Affiant Signature

Date 10/17/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of October, 2025.

Notary Signature

MY COMMISSION EXPIRES: 5/16/29