Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-5178

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of October, 2025

Notary Public

Commission Expires: 4/18/2026

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1338194 DEEDWARR
10/24/2025 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20251024-0084739

Address of New Owner	Send Tax Bills To:	Map & Parcel
James Allen Bonham 1719 Villa Place Nashville, TN 37212	Cadence Bank 2778 West Jackson Street Bld C 2nd Floor Tupelo, MS 38801	104-12-0-347.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

TN Investment Group, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Allen Bonham, a married man,

HEREINAFTER CALLED THE GRANTEES, 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. 2, on the Resubdivision of part of Lot 66, O. B. Hayes Plan, of record in Book 4470, Page 147, Register's Office of Davidson County, Tennessee. Said Lot No. 2 fronts 55 feet on the westerly margin of Villa Place and runs back between parallel lines 133.80 feet to a dead line in the rear measuring 55 feet thereon.

Being the same property conveyed to Betty Louise Bailey by Warranty Deed from Hope Inc., dated January 25, 1973 in Book 4676, Page 47, Register's Office of Davidson County, Tennessee.

Betty Louise Bailey having become deceased on or about November 29, 2011; Affidavit of Heirship in Instrument No. 20120203-0009875, said Register's Office. (self-serving) and being the same property conveyed to Gwendolyn Patton by Last Will and Testament of Betty Louise Bailey in Probate Docket 11P-1836, Davidson County, Tennessee.

Being the same property conveyed to Music City Financial, LLC a Texas limited liability company by Warranty Deed from Gwendolyn F. Patton, unmarried, dated April 30, 2025 and recorded May 5, 2025 in Instrument No. 20250505-0034889, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to TN Investment Group, LLC, a Tennessee limited liability company by Warranty Deed from Music City Financial, LLC a Texas limited liability company, dated April 30, 2025 and recorded May 5, 2025 in Instrument No. 20250505-0034890, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1719 Villa Place, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 22nd day of October, 2025.

TN Investment Group, LLC, a Tennessee Limited Liability Company

By: _____
Robert Fletcher, Member

STATE OF TENNESSEE
COUNTY Williamson

Before me, Kathleen Williams of the state and county mentioned, personally appeared Robert Fletcher, Member of TN Investment Group, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of TN Investment Group, LLC, the within named bargainor, a Limited Liability Company, and that such Robert Fletcher, Member of TN Investment Group, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Brentwood, TN this 22nd day of October, 2025.

_____
Notary Signature

Printed Name: Kathleen Williams

My commission expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 10/22/2025.

Affiant Signature – Joshua A. Terry

10/23/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/23/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27