Karen Johnson Davidson County
Batch# 1338622 DEEDWARR
10/27/2025 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $9,620.00
20251027-0085098

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,600,000.00

Kaelin Stone Medici
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2025

Notary Public

MY COMMISSION EXPIRES: 11/21/2028

(AFFIX SEAL)

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kaelin Stone Medici | New Owner | 115-07-0-050 |
| (NAME) | (NAME) | |
| 739 West Meade Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE,

**MHOC LLC, A GEORGIA LIMITED LIABILITY COMPANY,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**KAELIN STONE MEDICI,**

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. 4 on the plan of Section I, West Meade Addition of record in Plat Book 2330, Page 114, 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 MHOC LLC, a Georgia Limited Liability Company by Deed dated December 12, 2024 from K Squared Partners a general partnership, recorded December 31, 2024, in Instrument Number 20241213-0097058, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 739 West Meade Drive, Nashville, TN 37205

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 do 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

Witness my/our hand(s) this 23rd day of October, 2025

MHOC LLC, a Georgia Limited Liability Company

By _____
Michael P. Medici, Sole Member

STATE OF Georgia
COUNTY OF Newton

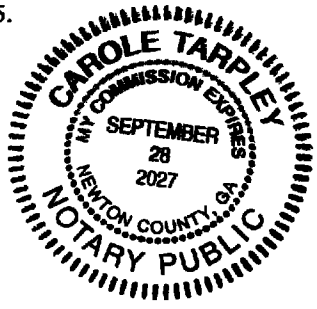
Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Michael P Medici, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of MHOC LLC, a Georgia Limited Liability Company the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as such Officer.

Witness my hand and seal, this 23rd day of October, 2025.

_____
Notary Signature

Printed Name: Carole Tarpley

My commission expires: 9/28/27



## Certificate of Authenticity

I, J. Trent Lehman, 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 10/23/25.

Date

Affiant Signature

10/24/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of October, 2025.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

KAYLA TABOR
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY