WARRANTY DEED

Karen Johnson Davidson County
Batch# 1341506 DEEDWARR
11/03/2025 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20251103-0087252

B-C-25-4030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00.

Kimberly Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/25/26
(AFFIX SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

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

25NT0 1377

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MRM615 LLC	NEW OWNER	
(NAME) 530 EDWIN ST. UNIT 13 ~~4030 Brush Hill Rd~~	(NAME)	**062 05 0 005.00**
(ADDRESS) **Nashville, TN ~~37216~~ 37207**	(ADDRESS)	
(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, **JEFF THORNEYCROFT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MRM615 LLC,** 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 No. 7 of Block 1, on the Plan of A. J. MCGAUGHEY'S HAYSBORO SUBDIVISION, of record in Plat Book 547, Pages 15 and 16, 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 Jeff Thorneycroft, by Quitclaim Deed from Elizabeth L. Thorneycroft, of record in Instrument No. 20250909-0072037, in the Register's Office of Davidson County, Tennessee, dated June 07, 2012, and recorded on September 09, 2025.

Being the same property conveyed to Jeff A. Thorneycroft and wife, Elizabeth L. Thorneycroft, by Warranty Deed from March Egerton, of record in Instrument No. 20050907-0107561, in the Register's Office of Davidson County, Tennessee, dated August 11, 2005, and recorded on September 07, 2005. And also see Final Decree of Divorce recorded in Docket No. 15D-2157, in the 4th Circuit Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes and assessments for the year 2025 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A. J. MCGAUGHEY'S HAYSBORO SUBDIVISION, as recorded in Plat Book 547, Page(s) 15 and 16.
- Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 909, Page 303.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4030 Brush Hill Rd, Nashville, Tennessee 37216**.

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.

Witness my/our hand(s) this the 30 DAY OF OCTOBER, 2025.

Jeff Thorneycroft

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF THORNEYCROFT, 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 30th of October, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 10/30/25 (date of document).

Affiant Signature

11/3/2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 of NOV, 2025.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26