After recording return to:
Closeline Settlements
702 King Farm Boulevard
Rockville, MD 20850
File No 86119TNF-HQ

Karen Johnson Davidson County
Batch# 1345594 DEEDWARR
11/13/2025 09:10:30 AM 5 pgs
Fees: $28.00 Taxes: $666.00
20251113-0090340

This document prepared by:
John Windsor, Esq
8940 Main Street
Clarence, NY 14031
866-333-3081

APN: 052-13-0B-174-00

WARRANTY DEED

THIS INDENTURE made and entered into on this 3 **day of** November, 2025, by and between **Matthew Motsinger, single,** whose address is 3086 Penn Meade Way, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **Nashville Signature Homes, LLC,** whose address is 1007 Grey Oak Lane, Franklin, TN 37064, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of One Hundred Eighty Thousand and 00/100 Dollars ($180,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee·

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as 3086 Penn Meade Way, Nashville, TN 37214

Being the same property acquired by deed at Instrument No. 20150515-0044855 dated 4/20/2015, and recorded 5/15/2015 from THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-AR2 to MATTHEW MOTSINGER.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Matthew Motsinger

Matthew Motsinger

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Matthew Motsinger**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 3 day of November, 2025.

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission expires 10-4-27

No title exam performed by the preparer Legal description and party's names provided by the party

EXHIBIT "A"

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TN, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 210, ON THE PLAN OF RIVER GLEN, PHASE IV, SECTION 3, AS OF RECORD AS INSTRUMENT NO. 20010330-0030661, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THE DERIVATION OF SAME BEING:

Being the same property acquired by deed at Instrument No. 20150515-0044855 dated 4/20/2015, and recorded 5/15/2015 from THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-AR2 to MATTHEW MOTSINGER.

Parcel Identification Number: 052 13 0B 174.00

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $180,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Nashville Signature Homes, LLC

Affiant / Member

Print Name: **Carol Ann Newton, Member**

Nashville Signature Homes, LLC

Affiant / Member

Print Name: **Ryan Craig Newton, Member**

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 3 **day of November, 2025.**

ALBERT L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-11-2026

NOTARY'S SEAL

Notary's Signature

My Commission Expires: 01-11-2026

Name and address for person(s) responsible for taxes:

Nashville Signature Homes, LLC
1007 Grey Oak Lane
Franklin, TN 37064

Name and address of property owner:

Nashville Signature Homes, LLC
1007 Grey Oak Lane
Franklin, TN 37064

Tennessee Certification of Electronic Document

I, MICHAEL P 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 **11/3/2025** (date of document).

M P Bell
Affiant Signature

11/3/2025
Date

State of MARYLAND

County of MONTGOMERY

Sworn to and subscribed before me this **3** day of **NOVEMBER**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 11/09/2028

NOTARY'S SEAL

LISA L. SHECKELS NOTARY PUBLIC CARROLL COUNTY, MD

Lisa L. Sheckels, Notary Public
Carroll County
State of Maryland
My commission expires 11/09/2028