Warranty Deed

Karen Johnson Davidson County Batch# 1347415 DEEDWARR 11/18/2025 07:59:30 AM 3 pgs Fees: $18.00 Taxes: $6,900.50 20251118-0091537	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,865,000.00. Affiant Subscribed and sworn to before me, this the 14th day of November, 2025. Notary Public My commission expires: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mark O'Connell and Calvin Gruss	Guaranteed Rate Inc.	083-09-0-382.00
1416 Forest Avenue	3940 N. Ravenswood Avenue	
Nashville, TN 37206	Chicago, IL 60613	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BUILT PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK O'CONNELL AND CALVIN GRUSS, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 36 on the Plan of the Subdivision of A.V.S. Lindsley 26 Acre Tract of record in Plat Book 57, Page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 50 feet on the Southerly margin of Forest Avenue, and extends back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Kara Payne and Matthew Payne wife and Husband by Warranty Deed from Patrick J. Shrift, single of record in Instrument No. 20230628-0049081 Register's Office for Davidson County, Tennessee, dated June 15, 2023 and recorded on June 28, 2023.

Being the same property conveyed to Built Property, LLC, a Tennessee limited liability company by Quitclaim Deed from Kara Payne and Matthew Payne, wife and husband of record in Instrument No. 20240111-0002435 Register's Office for Davidson County, Tennessee, dated January 11, 2023 and recorded on January 11, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1416 Forest Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of November, 2025.

Built Property, LLC, a Tennessee limited liability company

By: _____
Matthew Payne, Member

By: Kara Payne
Kara Payne, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Payne and Kara Payne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of Built Property, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14th day of November, 2025.

_____
Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Alli Pinkston, 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 **November 14, 2025**.

Date

Alli P

Affiant Signature

11/17/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17** day of **November**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

