Karen Johnson Davidson County
Batch# 1352844 DEEDWARR
12/02/2025 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20251202-0095464

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251152697

STATE OF TENNESS
COUNTY OF DAVID

The actual consideration or value, whichever is greater, for this transfer is: $480,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of December, 2025.

Notary Public
My Commission Expires: 9-7-2026

BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
MBPB, LLC 1767 Eastwick Lane Nashville TN 37221	New Owner	Tax Parcel ID No. 141 05 0A 616.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jessica S. Markin, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MBPB, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 616 on the Plan of AVONDALE, PHASE 3, SECTION 3 of record in Instrument No. 20170324-0028914 Register's Office for Davidson County, Tennessee, to Which reference is hereby made for a more complete description.

Being the same property conveyed to Jessica S. Markin, an unmarried woman, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20180831-0086596, in the Register's Office of Davidson County, Tennessee, dated August 30, 2018 and recorded on August 31, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AVONDALE, PHASE 3, SECTION 3, as recorded in Instrument No. 20170324-0028914.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, HARPETH 40 MOBILE HOME PARK, as recorded in Plat Book 4300, Page 49.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AVONDALE PARK BOULEVARD RIGHT OF WAY DEDICATION, as recorded in Instrument No. 20140722-0064838.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20081203-0117452, as amended in Instrument Nos. 20090331-0028791, 20101223-0102254 and 20190313-0023161.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20020821-0100879.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20141202-0110280.

Charter for Avondale Park Owners' Association, Inc. recorded as Instrument No. 20081203-0117350.

Common Open Space Deed recorded as Instrument No. 20170130-0009317.

Louisville and Nashville Railroad Company Contract recorded as Book 5348, Page 362 and as Assignment of Contract recorded in Book 5902, Page 469.

An oil and gas lease executed by John S. Cowden and Ruby Cowden, his wife as lessor and B. G. Pratte as lessee, recorded as Book 3084, Page 317.

All of the terms and provisions set forth and contained in that certain Lease between Line Berger Development Co., Lessor, and National Advertising Company, Lessee, recorded in Book 4494, Page 882.

All of the terms and provisions set forth and contained in that certain Lease between Buck Allison Inc., Lessor, and The Lamar Corporation, Lessee, recorded in Book 6078, Page 619.

All of the terms and provisions set forth and contained in that certain Lease between Michael R. Allison, Lessor, and National Advertising Company, a Delaware corporation, Lessee, a memorandum of which is recorded in Book 10023, Page 638.

Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is found to be within 100 feet of the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.

This is improved property located at 1767 Eastwick Lane Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of December, 2025.

Jessica S. Markin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica S. Markin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2025.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2028

Certificate of Authenticity

I, **Barbara McGinty**, 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 December 1, 2025 (date of document).

Affiant Signature

Date 12-1-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1ST day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. 2/27/2029
COUNTY OF SUMNER