WARRANTY DEED

Karen Johnson Davidson County
Batch# 1353288 DEEDWARR
12/03/2025 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20251203-0096022

File No.: RES-25-762

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/20/2026

(AFFIX SEAL)

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Magness Group 762, G.P.	New Owner	105-06-0-162.00
(NAME)	(NAME)	
101 Lea Avenue Nashville, TN 37210		
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **TEN CREDIT UNION INC., A TENNESSEE CORPORATION**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MAGNESS GROUP 762, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), their heirs 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. 15 on the Highland Garden Plan of Lots, of record in Plat Book 57, Page 118, Register's Office for said County, to which reference is hereby made for a more complete description.

For reference: Said Lot No. 15 fronts 60.4 feet on the northerly side of Lynwood Avenue and runs back on its easterly side 135.7 feet and on its westerly side 135.9 feet to an alley, on which it measures 57.2 feet.

Being the same property conveyed to Tennessee Teachers Credit Union from John T. Bottom (joined by his wife, Sarah Bottom), by Warranty Deed dated April 26, 1985, recorded May 1, 1985, in Book 6545, Page 733, in the Register's Office for Davidson County, Tennessee. Tennessee Teachers Credit Union is now known as TEN Credit Union pursuant to name change filed with the Tennessee Secretary of State on 12/06/2023.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **unimproved** property, known as 762 Lynwood Avenue, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 2nd day of December, 2025

TEN Credit Union Inc., a Tennessee Corporation

By: _____

Rafael Rondon, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2025, before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Rafael Rondon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of TEN Credit Union Inc., a Tennessee Corporation, the within named bargainor, a corporation, and that he, as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand, at office, this 2nd day of December, 2025.

_____

Notary Signature
My commission expires: 3/8/28

ADAM G. LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Natalie McKee, 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 2nd, 2025.

Affiant Signature

12/2/2025
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 2nd day of December, 2025.

Notary's Signature

My Commission Expires: 6/26/27

Notary's Seal

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 26, 2027

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-762