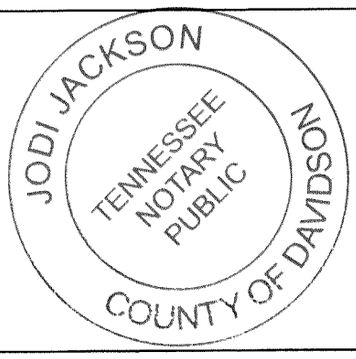


STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $624,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2025

Notary Public

MY COMMISSION EXPIRES: 10/4/27

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory F. Maczko	Legacy Home Loans, LLC DBA Steadfast Mortgage	105-11-2D-026-00C0
(NAME)	(NAME)	
1618 Marshall Hollow Drive	408 Highway 76	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MEGAN FREEMAN AND JERAMY FREEMAN, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GREGORY F. MACZKO, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being Unit No. 26 of SOUTHGATE STATION, a Horizontal Property Regime With Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, under the Declaration of Covenants Conditions and Restrictions for SOUTHGATE STATION, a Horizontal Property Regime With Private Elements of record in Instrument Number 20170726-0075875, as amended in Instrument No. 20171130-0122369 and Supplemental Declaration recorded in Instrument No. 20210129-0013221, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, though, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" on said Amendment to said Declaration; together with a percentage interest in the common elements as set forth in said Master Deed.

Being the same property conveyed to Megan Brinkmann, a single woman by Deed dated September 18, 2019 from Southgate Partners, LLC, a Tennessee limited liability company, recorded September 23, 2019, in Instrument Number 20190923-0096541, in the Official Records of Davidson County, Tennessee. The said Megan Brinkmann having since married and is now known as Megan Freeman. Her spouse, Jeramy Freeman joins in this conveyance as to his marital interest in the subject property, if any.

LT&E File #22069

Karen Johnson Davidson County
Batch# 1353681 DEEDWARR
12/04/2025 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,310.65
20251204-0096291

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This Improved property is commonly known as: 1618 Marshall Hollow Drive, Nashville, TN 37203

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 GRANTEES 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 GRANTEES, 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 16 day of May, 2025.

Megan Freeman

Megan Freeman

Jeramy Freeman

RODRIGO RIVAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

On this 16 day of May, 2025 before me, a notary public, personally appeared Megan Freeman, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

Rodrigo Rivas

Notary Public
My Commission Expires:

Rodrigo Rivas
Commission Expires
May 3, 2027

STATE OF Tennessee
COUNTY OF Davidson

On this 16 day of May, 2025 before me, a notary public, personally appeared Jeramy Freeman, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

Rodrigo Rivas

Notary Public
My Commission Expires: _____

RODRIGO RIVAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Rodrigo Rivas
Commission Expires
May 3, 2027

LT&E File #22069

True Copy Certification

I, **Jodi Jackson,** 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 this the ~~12~~ 16 day of ~~December,~~ May 2025.

Affiant Signature
Date 12/1/25

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: _____

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026