Karen Johnson Davidson County
Batch# 1359035 DEEDWARRSP
12/17/2025 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.13
20251217-0100413

Special Warranty Deed

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $524,900.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 12th day of December, 2025. Notary Public My commission expires: 12/19/28

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:
Raul Ojeda	Mutual of Omaha Mortgage, Inc.	147-12-0C-013.00-CO
748 Caraway Lane	3131 Camino Del Rio North, Suite #1100	
Nashville, TN 37211	San Diego, CA 92108	

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, **AT2 HAYWOOD, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAUL OJEDA, AN UNMARRIED MAN**, 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. 13 on the Plan of Final Plat 356 Haywood Lane of record in Plat at Instrument No. 20230426-0030535, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to David Jones by Warranty Deed from James D. Pope, Jr. of record in Instrument No. 20021206-0150734 Register's Office for Davidson County, Tennessee, dated November 29, 2002 and recorded on December 06, 2002. David Lee Jones died August 5, 2020, his estate being administered through Davidson County Probate Court, Docket No. 20P1307.

Being a portion of the same property conveyed to Advent Investco II, LLC, a Delaware limited liability company by Special Warranty Deed from The Estate of David Lee Jones of record in Instrument No. 20210525-0070620 Register's Office for Davidson County, Tennessee, dated May 24, 2021 and recorded on May 25, 2021.

Being a portion of the same property conveyed to Advent Investco II, LLC, a Delaware limited liability company by Quitclaim Deed from The Estate of David Lee Jones of record in Instrument No. 20210525-0070621 Register's Office for Davidson County, Tennessee, dated May 24, 2021 and recorded on May 25, 2021.

Being a portion of the same property conveyed to AT2 Haywood, LLC, a Delaware limited liability company by Quitclaim Deed from Advent Investco II, LLC, a Delaware limited liability company of record in Instrument No. 20210823-0113819 Register's Office for Davidson County, Tennessee, dated August 23, 2021 and recorded on August 23, 2021.

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 748 Caraway Lane, Nashville, TN 37211, 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 said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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 12th day of December, 2025.

AT2 Haywood, LLC, a Delaware Limited Liability Company

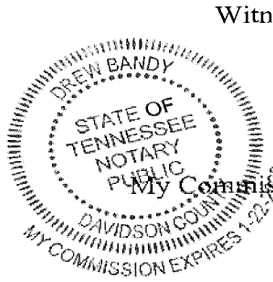
By: _____

Frank E. Neal, IV, Vice President

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 Frank E. Neal, IV, 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 Vice President of AT2 Haywood, LLC, a Delaware Limited Liability Company, and that he, 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 12th day of December, 2025.



Notary Public

My Commission Expires: 1·22·29

Tennessee Certification of Electronic Document

I, Stuart T. Morris, 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 Dec. 12. 2025.

Affiant Signature

16th day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028