Karen Johnson Davidson County
Batch# 1360915 DEEDWARR
12/22/2025 02:33:30 PM 4 pgs
Fees: $23.00 Taxes: $1,007.84
20251222-0101613

THIS INSTRUMENT PREPARED BY MARIA M. SALAS, CLERK AND MASTER CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, METRO COURTHOUSE NASHVILLE, TENNESSEE

THIS INDENTURE, made the 5th day of December, A.D., 2025, between **MARIA M. SALAS**, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, party of the first part, and **BRIDGEWELL CAPITAL LLC**, party of the second part,

WITNESSETH, that by Order of CHANCERY COURT, in the case of BRIDGEWELL CAPITAL LLC, Plaintiff, vs. TAYLORMADE CONTRACTING LLC, et al, Defendants, Case No. 24-1505-I, and entered MAY 23, 2025, the CLERK & MASTER did on THURSDAY, the 25TH DAY OF SEPTEMBER, 2025, sell at public auction the real estate hereinafter described to BRIDGEWELL CAPITAL, LLC, for TWO HUNDRED, SEVENTY-TWO THOUSAND, THREE HUNDRED EIGHTY-EIGHT AND 45/100'S DOLLARS ($272,388.45), said consideration having been paid by credit bid as required by the Court confirming said sale,

NOW, THEREFORE, in order to carry into effect the sale, pursuant to the Order filed November 4, 2025, which divested all right, title and interest in said property out of the Defendant, TaylorMade Contracting LLC, MARIA M. SALAS, as Clerk and Master, does transfer and convey to BRIDGEWELL CAPITAL, LLC, and to its heirs and assigns forever, subject to applicable taxes, any other liens or other encumbrances and any other matters of Record, said parcel or tract of land, situated in the County of Davidson and State of Tennessee, and bounded and described as:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, described as follows and being known and designated as: Being Lot No. 149, section 7, Village by the Creek, as of record in Plat Book 6250, Page 439, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TaylorMade Contracting LLC by Deed of record in Instrument No. 20140625-0055582, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 3724 Brickmont Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with all the hereditaments and appurtenances thereunto belonging to BRIDGEWELL CAPITAL, LLC, and to its heirs and assigns forever, subject to applicable taxes, any other liens or other encumbrances, and any other matters of Record.

Name and address of new owner:

Bridgewell Capital, LLC

c/o Thompson Burton PLLC 6100 Tower Circle, Suite 200, Franklin TN 37067

Name and address to send tax bills:

Bridgewell Capital, LLC

c/o Thompson Burton PLLC 6100 Tower Circle, Suite 200, Franklin TN 37067

Actual consideration for this transfer was $272,388.45 which has been paid by credit bid.

IN WITNESS WHEREOF, the said MARIA M. SALAS, Clerk and Master as aforesaid, has hereunto set her hand the date first above written.

Maria M. Salas
CLERK AND MASTER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Christy M. Smith, a Notary Public in and for said County and State, the within named MARIA M. SALAS, Clerk and Master, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Subscribed and sworn to before me, this the 5th of December 2025.

Christy Smith
NOTARY PUBLIC

CHRISTY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES OCTOBER 16, 2027

The Actual Consideration or Value, whichever is greater, for this transfer is $272,388.45 which has been paid by credit bid as stated by the Clerk & Master above.

Randolf Gilbert Sr., attorney for Bridgewell Capital LLC
AFFIANT SIGNATURE

Subscribed and sworn to before me, this the 19th of December 2025.

Margaret A. Dennis
NOTARY PUBLIC

MARGARET A. DENNIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUGUST 3, 2026

Certificate of Authenticity

I, Ronald G. Steen, Jr., 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 5, 2025
Date

Affiant Signature

December 15, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of December, 2025.

Notary's Signature

My Commission Expires: 8/3/26
Date

Notary's Seal (if on paper)

