Karen Johnson Davidson County
Batch# 1361814 DEEDWARR
12/29/2025 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20251229-0102546

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of December, 2025.

Notary Public

My commission expires: 4/22/2029

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jack Kang and Jeffrey Mathews	**New Owner**	**071-15-0-128.00**
1309 A/B Meridian Street		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

MC3 Properties, LLC

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jack Kang, married and Jeffrey Mathews, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

PROPERTY 1:
Land in Davidson County, Tennessee, being Lot No. 416 on the Plan of Highland Land Company's Subdivision of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

PROPERTY 2:
Land in Davidson County, Tennessee, being Lot No. 415 on the Plan of Highland Land Company's Subdivision of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

AS TO BOTH PROPERTIES:
Being a portion of the same property conveyed to Mc3 Properties, LLC, a Tennessee limited liability company by Warranty Deed from Jackie Battle and Steven Douglas Forte, Sole Heirs of the Estate of Margaret Ann Forte of record in Instrument No. 20221216-0130407 Register's Office for Davidson County, Tennessee, dated December 15, 2022 and recorded on December 16, 2022.

AS TO BOTH PROPERTIES:
Being the same property conveyed to Mc3 Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Mc3 Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230609-0043902 Register's Office for Davidson County, Tennessee, dated June 08, 2023 and recorded on June 09, 2023.

This is improved property known as **1309A/B Meridian Street, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of December, 2025.

Cedric McKissack, Sole Member

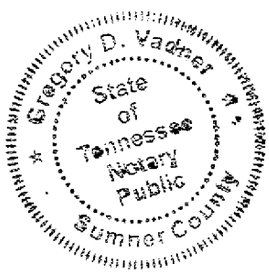
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Cedric McKissack, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of MC3 Properties, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Sole Member.

Witness my hand and official seal this 18th day of December, 2025.

Notary Public
My Commission Expires: 3-23-27

Lenders Title Company File No. 25-001301-626



Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 12/18/2025 (date of document).

Affiant Signature

12/23/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 23 day of Dec, 2025.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vagner
State of Tennessee Notary Public
Sumner County

202512290102546