39B

WARRANTY DEED

Karen Johnson
Batch # 1362974
12/30/2025 12:42:30 PM
Fees: $13.00 Taxes: $2,701.00
20251230-0103643

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SEVEN HUNDRED THIRTY THOUSAND AND 00/100 ($730,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23RD DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/8/26

(AFFIX SEAL)

ANGELAY POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
KENJI KOBAYASHI (NAME)	Old National Bank (NAME)	**072 09 3S 002.00**
914 CAHAL AVENUE NASHVILLE, TN 37206 (ADDRESS)	One Main Street Evansville, IN 47708 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 23rd day of December, 2025, the undersigned, **ROOTED ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **KENJI KOBAYASHI*** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **914 CAHAL AVENUE, B, NASHVILLE, TN 37206** and more particularly described as follows:

*Single Man

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of HOMES AT 914 CAHAL AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 914 CAHAL AVENUE, a Horizontal Property Regime, of record in Instrument Number 20240304-0014668, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Rooted Enterprises, LLC, by Warranty Deed from Bars Hooper Holdings, LLC, of record in Instrument No. 20240304-0014670, in the Register's Office for Davidson County, Tennessee, dated February 29, 2024 and recorded on March 4, 2024.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 23rd day of December, 2025.

GRANTOR: Rooted Enterprises, LLC
By: Jane McCracken
Its: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Jane McCracken** with who I am personally acquainted, and who upon oath acknowledged themself to be the Member of **Rooted Enterprises, LLC** as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **Rooted Enterprises, LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Member, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Member.

WITNESS my hand, at office, on this 23rd day of December, 2025.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

GRANTOR: Rooted Enterprises, LLC
By: Kaylor McCracken
Its: Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Kaylor McCracken** with who I am personally acquainted, and who upon oath acknowledged themself to be the Managing Member of **Rooted Enterprises, LLC** as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **Rooted Enterprises, LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Managing Member, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Managing Member.

WITNESS my hand, at office, on this 23rd day of December, 2025.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY