BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$415,000.00**
Karen Johnson Batch # 1364108 12/31/2025 11:09:34 AM Fees: $13.00 Taxes: $1,535.50 20251231-0104435 Davidson County DEEDWARR 2 pgs LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2025. Notary Public MY COMMISSION EXPIRES: **MARCH 3, 3026** (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JESSICA STACY MCGUGAN	**SAME**	**083-01-0-151.00**
(NAME) **1038A SHARPE AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MISTY MEADOWS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JESSICA STACY MCGUGAN** , HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the westerly 1/2 of Lot 9 on the Plan of The W.H. Hyronemus Addition of record in Plat Book 161, Page 174, Register's Office for Davidson County, Tennessee, and further described according to a survey made by John Kohl & Co., dated June 7, 1982, as follows:

Said part of Lot No. 9 fronts 50 feet on the southerly margin of Sharpe Avenue and runs back between parallel lines 168 feet to a dead line on the rear, whereon it measures 50 feet.

Being the same property conveyed to MISTY MEADOWS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from GRAND CANYON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20100528-0041489, dated May 28, 2010, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 161, page 174 and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **1038 SHARPE AVENUE, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 hand this 30th day of December, 2025.

MISTY MEADOWS PROPERTIES, LLC
A Tennessee Limited Liability Company

Deedee Brickner, Sole Member

By: DEEDEE BRICKNER, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **DEEDEE BRICKNER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Sole Member of **MISTY MEADOWS PROPERTIES, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that she as such Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **MISTY MEADOWS PROPERTIES, LLC,** by herself as such Sole Member.

Witness my hand and official seal at Nashville, Tennessee this 30th day of December, 2025.

My Commission expires: MARCH 3, 2026

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public