Karen Johnson Davidson County
Batch# 1369165 DEEDWARR
01/12/2026 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20260112-0002793

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-7869-AJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of January, 2026.

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
McKay Residential Flipco, LLC 2018 9th Ave N Nashville, TN 37208	Trophy Point Investment Group, LLC 305 Trilith Parkway Ste 300 #1619 Fayetteville, GA 30214	081 03 0 301.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Frederick H. Watkins, a single man** (individually and/or collectively, "Grantor"), transfer and convey unto **McKay Residential Flipco, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the Southerly 12 feet of Lot No. 15 and the North 38 feet of the West part of Lot No. 16 on the Plan of OWEN'S BUENA VISTA Plan of Lots, as of record in Book 57, Pages 26 and 27, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., dated August 6, 1963 as follows:

Beginning at a point in the Easterly margin of 9th Avenue North, formerly Buena Vista Turnpike, 92 feet North of the Northerly margin of Goff Street; thence with the margin of said Avenue, Northerly 50 feet to a point, which is 12 feet North of the dividing lines between Lots 15 and 16 on said Plan; thence Easterly parallel to and 12 feet North of the dividing line between said two lots, 208.3 feet more or less (by actual field measurement 200.3 feet) to a point in the Westerly margin of an alley; thence with the margin of said alley, Southerly 12 feet to the dividing line between Lots Nos. 15 and 16; thence with the same, Westerly 43 1/2 feet to a point; thence Southerly 38 feet to a point which is 92 feet North of the Northerly margin of Goff Street; thence Westwardly parallel to and 92 feet North of said Goff Street, 156.5 feet to the beginning.

Being the same property conveyed to Frederick H. Watkins, by Quitclaim Deed from Grant H. Watkins, Unmarried, of record in Instrument No. 20230203-0007979, in the Register's Office for Davidson County, Tennessee, dated February 2, 2023 and recorded on February 3, 2023.

Being the same property conveyed to Grant H. Watkins and Wife, Annie F. Watkins, by Warranty Deed from Ross Eugene Hooberry and Wife, Evelyn Hooberry, of record in Book 3617, Page 106, in the Register's Office for Davidson County, Tennessee, dated September 9, 1963 and recorded on September 10, 1963. The said Annie F. Watkins died on June 10, 2019, leaving Grant H. Watkins as surviving tenant by the entirety.

This is Improved property located at: **2018 9th Avenue North, Nashville, TN 37208**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said

taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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, unless otherwise herein set out; and I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 9th day of January, 2026.

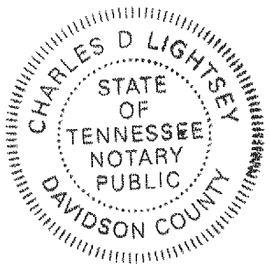
GRANTOR:

Frederick H. Watkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frederick H. Watkins, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of January, 2026.



Notary Public
My Commission expires: 3/3/26

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 1/9/2026 (date of document).

Affiant Signature

1/9/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 9 day of January, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL