This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-7898-AJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

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

Karen Johnson Davidson County
Batch# 1369383 DEEDWARR
01/13/2026 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20260113-0003077

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
McKay Residential Flipco, LLC 2304 Riverway Drive Nashville, TN 37138	Trophy Point Investment Group, LLC 305 Trilith Parkway Ste 300 #1619 Fayetteville, GA 30214	053 06 0B 066.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Lena Cathleen Weist and Ashley LeAnn Thrower, the Heirs at Law of Wayland Mosley, deceased** (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:

Land in Davidson County, Tennessee, being Lot No. 57, as shown on the Plan of PHASE 5B, WATERFORD Subdivision, of record in Plat Book 7900, Pages 838 and 839, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Wayland Mosley, unmarried, by Quitclaim Deed from Jean Mosley, unmarried, of record in Instrument No. 20040510-0053132, in the Register's Office of Davidson County, Tennessee, dated April 23, 2004 and recorded on May 10, 2004. The said Wayland Mosley died October 03, 2025, intestate, devising subject property to Heirs and/or Devisees of the Estate of Wayland Mosley. See Affidavit of Heirship recorded in Instrument No. 202601130003075 and Instrument No. 202601130003076 for Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Wayland Mosley and Jean Mosley, both unmarried, by Warranty Deed from Larry Powell Builders, Inc., of record in Instrument No. 20000404-0033697, in the Register's Office of Davidson County, Tennessee, dated March 31, 2000 and recorded on April 04, 2000.

Subject property not primary residence for grantors and/or spouse.

This is improved property located at: **2304 Riverway Drive, Nashville, TN 37138**

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:

Lena Cathleen Weist

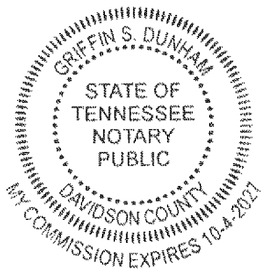
Ashley LeAnn Thrower

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lena Cathleen Weist and Ashley LeAnn Thrower, 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: _____



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