This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $604,500.00.

Affiant

Subscribed and sworn before me this the 7th day of January, 2026.

Notary Public
My commission expires: 3·20·28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1369399 DEEDWARR
01/13/2026 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,236.65
20260113-0003104

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kelly Hargraves		072-09-1T 001.00
1002 A Spain Ave.	NEW OWNER	
Nashville, TN 37216		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILDCAT LENDING FUND THREE, LP, A TEXAS LIMITED PARTNERSHIP,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **KELLY HARGRAVES,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County Tennessee, being known and designated as Unit No. A of 1002 Spain Avenue Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1002 Spain Avenue Homes, a Horizontal Property Regime, of record in Instrument No. 20220314-0029655, 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 the same property conveyed to Wildcat Lending Fund Three, LP, a Texas limited partnership, by Successor Trustee's Deed from Charles S. Sanger, Successor Trustee, dated 6/18/2025 and recorded 7/2/2025 in Instrument No. 20250702-0052443, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1002 A Spain Ave., Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 6th day of January, 2026.

Wildcat Lending Fund Three, LP

BY: _____ Member
Jeremy Rehwald, Its: Member

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeremy Rehwald, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged Jeremy Rehwald to be the Member of the within named bargainor, a limited partnership and that Jeremy Rehwald, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the said Jeremy Rehwald as such Member.

Witness my hand and official seal this 6th day of JANUARY, 2026.

My Commission Expires: MARCH 16, 2026

_____
Notary Public

MELANIE MICHELLE LEE
Notary Public, State of Texas
Comm. Expires 03-16-2026
Notary ID 129419217

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 1/6/26. (date of document).

Affiant Signature

1/9/26
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

