Karen Johnson Davidson County
Batch# 1369456 DEEDWARR
01/13/2026 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20260113-0003175

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$399,000.00**. **Affiant** Subscribed and sworn to before me, this **12th day of January, 2026.** **Notary Public** **My commission expires:** 6.29.27

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cody Sisson and Maxine Shafer **7025 Bonnafair Drive** **Hermitage, TN 37076**	**Lending Hand Mortgage, LLC** **510 Lentz Drive** **Nashville, TN 37115**	**074-08-0-109** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Midtown Ventures LLC, a Tennessee Limited Liability Company**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Cody Sisson, a single man and Maxine Shafer, a single woman, as joint tenancy with right of survivorship**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 653 on the Plan of Hermitage Hills Section 7, as of record in Book 3300, Pages 62 and 63, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 653 fronts 85.0 feet on the westerly side of Bonnafair Drive and extends back between lines, 150.0 feet on the northerly line and 150.0 feet on the southerly line, to a dead line measuring 85.0 feet thereon.

Being the same property conveyed to Jacklyn Renee Hill by Warranty Deed from Tracy L. Earnest and husband, Bobby J. Earnest of record in Instrument No. 20220622-0070753 Register's Office for Davidson County, Tennessee, dated June 03, 2022 and recorded on June 22, 2022.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty Deed from Jacklyn Renee Hill, an unmarried woman of record in Instrument No. 20250102-0000263 Register's Office for Davidson County, Tennessee, dated December 30, 2024 and recorded on January 02, 2025.

Being the same property conveyed to Midtown Ventures LLC, a Tennessee limited liability company by Special/Limited Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20250103-0000539 Register's Office for Davidson County, Tennessee, dated December 30, 2024 and recorded on January 03, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **7025 Bonnafair Drive, Hermitage, TN 37076**.

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 in unencumbered, unless otherwise herein set out; 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/our hand(s) this **12th day of January, 2026.**

Midtown Ventures LLC, a Tennessee Limited Liability Company

By:_____
Richard Duane Ward, Sole Member

STATE OF COLORADO
COUNTY OF Teller

Before me, Margaret J Desch **of the state and county mentioned, personally appeared Richard Duane Ward, Sole Member of Midtown Ventures LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Midtown Ventures LLC, the within named bargainor, a Limited Liability Company, and that such Richard Duane Ward, Sole Member of Midtown Ventures LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.**

Witness my hand and seal, at office in Colorado**, this 12th day of January, 2026.**

_____
Notary Signature

Printed Name: Margaret J Desch.

My commission expires: 12/21/29

MARGARET J DESCH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974017153
MY COMMISSION EXPIRES DECEMBER 21, 2029

202601130003175

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 1/12/2026 (**date of document**).

Affiant Signature

1/12/26

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 12th day of January, 2026.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029