Karen Johnson Davidson County
Batch# 1378723 DEEDWARR
02/10/2026 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20260210-0010136

WARRANTY DEED

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SEVEN HUNDRED FIFTY THOUSAND AND 00/100 (750,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3RD DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/28/28

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
THE JMF LIVING TRUST DATED 08/20/2024 AND THE FDF LIVING TRUST DATED 08/20/2024 (NAME)	**NEW OWNER** (NAME)	**072 09 3S 001.00**
914A CAHAL AVENUE NASHVILLE, TN 37206 (ADDRESS)	new owner (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 3rd day of February, 2026, the undersigned, **ROOTED ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **THE JMF LIVING TRUST DATED 08/20/2024 AND ANY AMENDMENTS MADE THERETO, AND THE FDF LIVING TRUST DATED 08/20/2024 AND ANY AMENDMENTS MADE THERETO,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **TENNESSEE**, having an address of **914A CAHAL AVENUE, NASHVILLE, TN 37206** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of HOMES AT 914 CAHAL AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 914 CAHAL AVENUE, a Horizontal Property Regime, of record in Instrument No. 20240304-0014668, 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 a part of the same property conveyed to Rooted Enterprises, LLC, by Warranty Deed from Bars Hooper Holdings, LLC, of record in Instrument No. 20240304-0014670, in the Register's Office of Davidson County, Tennessee, dated February 29, 2024, and recorded on March 04, 2024.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 3rd day of February, 2026.

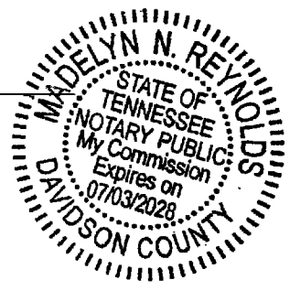
GRANTOR: ROOTED ENTERPRISES, LLC
BY: KAYLOR MCCRACKEN
ITS: MANAGING MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **KAYLOR MCCRACKEN** with who I am personally acquainted, and who upon oath acknowledged themself to be the Managing Member of **ROOTED ENTERPRISES, LLC** as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **ROOTED ENTERPRISES, LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Managing Member, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Managing Member.

WITNESS my hand, at office, on this 3rd day of February, 2026.

Notary Public My Commission Expires



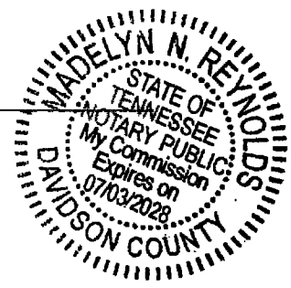
GRANTOR: ROOTED ENTERPRISES, LLC
BY: JANE MCCRACKEN
ITS: MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JANE MCCRACKEN** with who I am personally acquainted, and who upon oath acknowledged themself to be the Member of **ROOTED ENTERPRISES, LLC** as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **ROOTED ENTERPRISES, LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Member, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Member.

WITNESS my hand, at office, on this 3rd day of February, 2026.

Notary Public My Commission Expires



Certificate of Authenticity

I, J. Trent Lehman, 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 2/3/2026.

Date

Affiant Signature

2/3/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of February, 2026.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

