WARRANTY DEED

Karen Johnson Davidson County
Batch# 1378996 DEEDWARR
02/11/2026 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20260211-0010476

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th day of February, 2026 .

Notary Public

My Commission Expires: 12/19/28

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
MC Prestige Services LLC	**NEW OWNER**	072-08-0-196.00
211 Shawn Drive		
Nashville, TN 37211		

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Kevin Lehman, Personal Representative of the Estate of Catherine Snedecor McKinnies, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MC Prestige Services LLC, a Tennessee Limited Liability Company, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 268 on the Plan of Dalewood, Section 4, of record in Plat Book 1835 at page 21, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Catherine B. Snedecor by deed from William I. Ezell, Jr. and wife, Velma C. Ezell, dated 11/26/85 and filed for record in Book 6720, Page 402, Register's Office for Davidson County, Tennessee.

The said Catherine B. Snedecor died testate on 2/6/25. Pursuant to Letters Testamentary, Kevin Lehman was appointed as Personal Representative in Docket No. 25P1848, in the Circuit Court of Davidson County, Tennessee (Probate Division). The said Catherine B. Snedecor and Catherine Snedecor McKinnies are one and the same person.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Subject to all matters as shown on plat of record in Plat Book 1835, Page 21, said Register's Office.

Subject to Easement of record in Book 1229, Page 325, said Register's Office.

Taxes for the year 2026 are a lien, not yet due and payable and subsequent years.

This is unimproved X improved property, known as 2316 Fernwood Drive, 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 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 is 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 hand this 5 day of February, 2026.

Estate of Catherine Snedecor McKinnies

By: Personal Representative
Kevin Lehman, Personal Representative

STATE OF DELAWARE
COUNTY OF New Castle

On this 5 day of February, 2026, before me personally appeared Kevin Lehman, Personal Representative of Estate of Catherine Snedecor McKinnies, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5 day of February, 2026.

Notary Signature
My commission expires: 08/25/2026

GORY LANCE OLIVER
Notary Public
State of Delaware
My Commission Expires on Aug 25, 2026

CERTIFICATE OF AUTHENTICITY

I, Kathy Lee, 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 2/5/26.

Affiant Signature

Date: 2/5/26

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 5th day of February, 2026.

Notary Public

My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER