Karen Johnson Davidson County
Batch# 1379143 DEEDWARR
02/11/2026 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260211-0010668

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/28/28

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

06-NSH25-10633

Address of New Owner:	Send Tax Bills to:	Tax Information:
Candice Forte 220 Bart Drive Nashville, TN 37013	NEW OWNER	04405020400

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tatha McLain, President of McLain Industries,**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Candice Forte**, hereinafter called the Grantees, their successors and assigns, 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 261 on the Plan of Rayon City of record in Plat Book 843, Page 13, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to McLain Industries, Inc., a Tennessee corporation, by Warranty Deed from C&H Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20221220-0131273, in the Register's Office of Davidson County, Tennessee, dated December 19, 2022, and recorded on December 20, 2022.

Map/Parcel: 04405020400
303 Bridgeway Avenue, Old Hickory, TN 37138

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 303 Bridgeway Avenue, Old Hickory, TN 37138

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 30th day of January, 2026

McLain Industries

BY: Tatha McLain, President McLain Industries

Tatha McLain
President

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tatha McLain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the President for McLain Industries and that she is authorized by McLain Industries to execute this instrument on its behalf as such President.

Witness my hand and seal at Mt Juliet, Tennessee, this 30th day of January, 2026.

Sandra L Mitsos

Notary Public

My Commission Expires: 5/28/28

SANDRA L. MITSOS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILSON

Certificate of Authenticity

I, Joshua A. Terry, 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 January 30 2026.

Affiant Signature – Joshua A. Terry

2/3/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/3/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5·10·27