WARRANTY DEED

Karen Johnson Davidson County
Batch# 1388071 DEEDWARR
03/04/2026 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20260304-0017278



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES: 07-07-2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy Martua Tampubolon and Victoria Kencanaputri Thona	New Owner	050-10-0-023.00
(NAME)	(NAME)	
3247 Masonwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **McFadden & Co., LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Timothy Martua Tampubolon and Victoria Kencanaputri Thona, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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 No. 771 on the Plan of Parkwood Estates, Section Four, of record in Book 3300, Pages 79 and 80, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said Lot No. 771 fronts 85.23 feet on the northerly margin of Masonwood Drive and runs back between lines 118.9 feet on the easterly line and 166.2 feet on the westerly line to a dead line in the rear on which it measures 79.8 feet.

Being the same property conveyed to John C. Sanders by Warranty Deed from Larry LaBron Scott and wife, Brenda Gail Scott, dated 05/23/1994, of record in Book 9357, Page 12, Register's Office for Davidson County, Tennessee.

The said John C. Sanders died intestate on 08/27/2014, leaving the said Christopher Stanton a/k/a Chris Sanders, Deja Turner-Sanders, Cartez Sanders and Nowell Hooten-Sanders as his/her sole heirs at law as evidenced in Affidavit of Heirship being recorded in Instrument No. 20241030-0083403, as corrected in Instrument No. 20250319-0019949, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deja Turner-Sanders, Cartez Sanders and Nowell Hooten-Sanders by Quitclaim Deed from Christopher Stanton a/k/a Chris Sanders, a single man, dated 03/04/2025, of record in Instrument No. 20250319-0019950, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nader Wasif by Warranty Deed from Deja Turner-Sanders, Cartez Sanders and Nowell Hooten-Sanders, dated 03/11/2025, of record in Instrument No. 20250319-0019951, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to McFadden & Co., LLC, a Tennessee limited liability company by Warranty Deed from Nader Wasif, married man, dated 06/27/2025, of record in Instrument No. 20250702-0052461, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3247 Masonwood Drive, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 2ND day of MARCH, 2026.

McFadden & Co., LLC, a Tennessee limited liability company

By: _____
Kenneth McFadden, Manager and Sole Member

State of Tennessee
County of DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kenneth McFadden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Manager and Sole Member, the within named bargainor, a Tennessee Limited Liability Company, and that he/she as such Manager and Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Kenneth McFadden, as such Manager and Sole Member.

Witness my hand and Official seal this 2ND day of MARCH, 2026.

_____
Notary Public:
My Commission Expires: 07-07-2027

SHEILA L. MAHONEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No.: 2843817
Warranty Deed TN

I, Kirsten Virden, 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 3-2-26 (date of document).

Kirsten Virden

Affiant Signature

Date: 3.2.26

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM