Karen Johnson Davidson County
Batch# 1388511 DEEDWARR
03/04/2026 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $754.80
20260304-0017485

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Frederick McIntosh **241 Brink Drive** **Pleasant View, TN 37146**	**SAME AS OWNER**	MAP **069** GROUP **16 0A** PARCEL **022.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Cox Real Estate Investments LLC, a Tennessee limited liabillity company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Frederick McIntosh and Amy McIntosh, husband and wife,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 22, of Hydes Ferry Venture Townhomes, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Hydes Ferry Venture Townhomes, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20171120-0119143 and revised by Scrivener's Affidavit in Instrument No. 20220215-0017654, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cox Real Estate Investments LLC by Substitute Trustee's Deed from Mackie Wolf Zientz & Mann, P.C. and AVT Title Services LLC, as Substitute Trustee for Charles E Tonkin, II, Trustee, dated January 13, 2026 and filed of record January 14, 2026 as Instrument No. 20260114-0003415, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2026 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Hydes Ferry Venture Townhomes, of record as Instrument No. 20171120-0119143 and corrected as Instrument No. 20220215-0017654, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained of record as Instrument No. 20171120-0119143 and revised by Scrivener's Affidavit of record as Instrument No. 20220215-0017654, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **3605 Hydes Ferry Rd #22, Nashville, Tennessee 37218**.

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frederick McIntosh and Amy McIntosh, husband and wife, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 our hands this the 2nd day of March 2026.

Cox Real Estate Investments LLC, a Tennessee limited liabillity company

By: Larry H. Cox, Jr, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Larry H. Cox, Jr, Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Larry H. Cox, Jr, Member** of **Cox Real Estate Investments LLC, a Tennessee limited liabillity company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the a Tennessee Limited Liability Company as such Member.

WITNESS my hand and official seal at office this 2nd day of March 2026.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $204,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of March 2026.

NOTARY PUBLIC
My Commission Expires: 5/2/26

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. Section 66-24-101(d)(3) after July 1, 2021

I, W. Brad Lehman, **do hereby make oath that I am 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** March 2, 2026 **(date of document).**

W. Brad Lehman 3/3/26

Custodian's Signature **Date**

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

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

Notary Public

My Commission Expires: 9/13/28

THOMAS E BOSECKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY