WARRANTY DEED

Karen Johnson Davidson County
Batch# 1389308 DEEDWARR
03/06/2026 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $19,258.50
20260306-0018086

File No. EM-26-1324

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MCM Properties Holding, LLC	MCM Properties Holding, LLC	
(NAME) 1800 Saint James Place, Box 220	(NAME) 1800 Saint James Place, Box 220	132-13-0-080.00
(ADDRESS) Houston, TX 77056	(ADDRESS) Houston, TX 77056	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Brandon Timothy Edwards and Michele Lee Edwards, Trustees of Edwards Marriage Trust dated October 25, 2018**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MCM Properties Holding, LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 No. 61 on the Plan of Oak Hill Valley, as of record in Plat Book 1835, Pages 15 and 16, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Brandon Timothy Edwards and Michele Lee Edwards, Trustees of the Edwards Marriage Trust dated October 25, 2018 by Warranty Deed from James M Blankinship, married of record in Instrument No. 20211130-0157920 Register's Office for Davidson County, Tennessee, dated November 29, 2021 and recorded on November 30, 2021.

This is property more commonly known as 910 Robertson Academy Road, Nashville, TN 37220.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 26th day of February, 2026.

Edwards Marriage Trust dated October 25, 2018

By: _____
Brandon Timothy Edwards, Trustee

By: _____
Michele Lee Edwards, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of February, 2026, before me personally appeared Brandon Timothy Edwards and Michele Lee Edwards, Trustees of Edwards Marriage Trust dated October 25, 2018, 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 12 day of February, 2026.

_____
Notary Signature
My commission expires: Jan 26 2028

R STANSBURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Certificate of Authenticity

I, Emily Manno, 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 **2/12/26**.

Date

Affiant Signature

2/12/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12** day of **February**, 20**26**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026