THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Williamson
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $3,525,000.00 Affiant Subscribed and sworn to before me, this 20th day of MARCH, 2026. Notary Public My Commission Expires: 3/9/27

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1396408 DEEDWARR
03/24/2026 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $13,042.50
20260324-0023127

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Scott Mcleod 916 Cadillac Avenue, Nashville, TN 37204	New Owner	Tax Parcel ID No. 132 09 0 084.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE MRJC PROPERTY TRUST, DATED OCTOBER 20, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SCOTT MCLEOD, MARRIED MAN** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 79.5 feet of Lot No. 38, as shown on the map entitled Subdivision of Lots 27-28-36-37-38-39-40-41-42-43 and Part of Lots 35 & 44 in Oak Hill Subdivision No. 1, of record in Plat Book 547, Page 52, in the Register's Office for Davidson County, Tennessee, to which the plan reference is hereby made for a more complete description of the property.

Said Part of Lot No 38 fronts 79 5 feet on the Northerly margin of Cadillac Avenue (or Drive) and extends back between parallel lines 313.5 feet to a dead line.

Being the same property conveyed to The MRJC Property Trust, dated October 20, 2023 by Deed dated October 20, 2023 from Benjamin Johnston and Alyssa Rosenheck, husband and wife, recorded October 23, 2023, in Instrument Number 202310230082697, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **916 Cadillac Avenue, Nashville, TN 37204**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19 day of March, 2026.

THE MRJC PROPERTY TRUST

Benjamin Johnston, Trustee

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Benjamin Johnston,,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustees of **THE MRJC PROPERTY TRUST**, and that they as such Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal, this 19 day of March, 2026.

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2026

Notary Public
My Commission Expires: _____

THE MRJC PROPERTY TRUST

Alyssa Rosenheck, Trustee

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Alyssa Rosenheck**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustee of **THE MRJC PROPERTY TRUST**, and that they as such Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

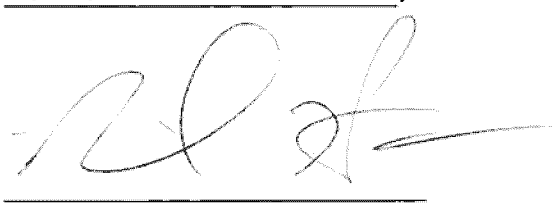
Witness my hand and seal, this 20th day of March, 2026.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2026

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Nick Harris, 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 3/20/26.



Affiant Signature

3/20/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of March, 20 26.



Notary's Signature

My Commission Expires: 3/9/27

Date

