Karen Johnson Davidson County
Batch# 1399798 DEEDWARR
03/31/2026 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260331-0025453

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this March 30, 2026.

Notary Public

My commission expires: 4/22/2029

Crystal Johnson State of Tennessee Notary Public Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
PRE-LTC, LLC
174 Saundersville Road
Suite 102
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Niroca Holdings, LLC, a Limited Liability Company	New Owner	081-11-0-111.00
2230 Davidson Graveyard Rd		
Clarksville, TN 37043		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Sean McKinney, a married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Niroca Holdings, LLC, a Limited Liability Company

(hereinafter called the "Grantee"), Grantee heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 127 on the Plan of S.A. Champion's Subdivision of record in Plat Book 161, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sean McKinney, a married man by Warranty Deed from Uzi Shmueli, unmarried of record in Instrument No. 20181214-0121818 Register's Office for Davidson County, Tennessee, dated November 27, 2018 and recorded on December 14, 2018. This was never a marital property.

This is [X] improved [ ] unimproved property known as 1610 23rd Ave N, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantee is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds Himself, heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30 day of March, 2026.

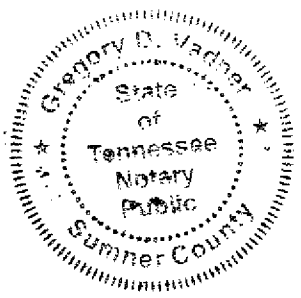
Sean McKinney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Sean McKinney, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that He executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30 day of March, 2026.

Notary Public
My Commission Expires: 3-23-27



PRE-LTC, LLC File No. 26-13088-7626

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 3/30/2026 (date of document).

Affiant Signature

3/30/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 30 day of March, 2026.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County