WARRANTY DEED

Karen Johnson Davidson County
Batch# 1403504 DEEDWARR
04/08/2026 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $3,626.00
20260408-0028566

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $980,000.00

Brooke Brown
Affiant

Subscribed and sworn to me on 04/03/26.

NOTARY PUBLIC

My Commission Expires: 12/19/28

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jason McClelland and Danielle McClelland 602A Watsonwood Drive Nashville, TN 37211	First Federal Bank 2034 Wilma Rudolph Blvd. Clarksville, TN 37040	147 14 0D 001.00

FOR AND IN CONSIDERATION 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, Little River Ventures, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jason McClelland and Danielle McClelland, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. A on the Plan of 602 Watsonwood Drive Commons, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250107-0001316, 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 part of the same property conveyed to Sean Patrick McGuire by Warranty Deed from Claude Gene Austin and Linda Campbell Swafford, both unmarried persons, with rights of survivorship of record in Instrument No. 20201028-0124735 Register's Office for Davidson County, Tennessee, dated October 16, 2020 and recorded on October 28, 2020.
>
> Being part of the same property conveyed to Little River Ventures, LLC, a Tennessee limited liability company by Warranty Deed from Sean Patrick McGuire of record in Instrument No. 20241216-0097568 Register's Office for Davidson County, Tennessee, dated December 13, 2024 and recorded on December 16, 2024.
>
> This is Improved property, known as 602A Watsonwood Drive, Nashville, TN 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever.

RLC

Witness our hands on 04/02/26.

Little River Ventures, LLC,
a Tennessee limited liability company

By: Matthew McKinney
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW MCKINNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the SOLE MEMBER of LITTLE RIVER VENTURES, LLC the within named bargainor, a Tennessee limited liability company, and that he as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal on 04/02/2026.

Katherine Cooper
NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 3. 2026

Affiant Signature

8th day of April, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

