WARRANTY DEED

Karen Johnson | Davidson County
Batch # 1408706 | DEEDWARR
04/20/2026 01:17:43 PM | 2 pgs
Fees: $13.00 Taxes: $5,143.00

20260420-0032272

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin McGillicuddy and Jane Feist	NFM Lending, LLC	
(NAME)	(NAME)	
641 Westboro Drive	1190 Winterson Road, Suite 300	090-12-0-188.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Linthicum, MD 21090	
(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, **SAM Inside Ventures LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin McGillicuddy and Jane Feist, Husband and Wife** , 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:

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. 32 on the Plan of Westboro, Section 5, of record in Book 3300, Page 3, as amended in Book 3309, Page 165, Register's Office for said County.

Said Lot No. 32 fronts 50.0 feet on the Westerly margin of Westboro Drive and extends back 199.4 feet on the Southerly line and 199.3 feet on the Northerly line to a dead line in the rear, measuring 50.0 feet thereon.

Being the same property conveyed to Robert A. Parrish by Warranty Deed from Fannie M. Earle, unmarried of record in Book 7031, Page 605, Register's Office for Davidson County, Tennessee, dated October 31, 1986 and recorded on November 05, 1986.

Being the same property conveyed to Music City Financial LLC, a Texas Limited Liability Company by Warranty Deed from Robert A. Parrish, an unmarried man of record in Instrument No. 20241011-0079120 Register's Office for Davidson County, Tennessee, dated October 10, 2024 and recorded on October 11, 2024.

Being the same property conveyed to SAM Inside Ventures LLC, a Tennessee limited liability company by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20241011-0079121 Register's Office for Davidson County, Tennessee, dated October 10, 2024 and recorded on October 11, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ-SACK-2641

unimproved
This is improved x property, known as 641 Westboro Drive, Nashville, TN 37209

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 hand this 17th day of April, 2026.

SAM Inside Ventures LLC, a Tennessee Limited Liability Company

By: Keenan Allen MANAGER
Keenan Allen, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jordyn Nesbitt of the state and county mentioned, personally appeared Keenan Allen, Manager of SAM Inside Ventures LLC, 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 Manager of SAM Inside Ventures LLC, the within named bargainor, a Limited Liability Company, and that such Keenan Allen, Manager of SAM Inside Ventures LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office in Nashville, TN this 17th day of April, 2026.

Jordyn Nesbitt
Notary Signature

Printed Name: Jordyn Nesbitt

My commission expires: 03/26/29

JORDYN NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON