Karen Johnson Davidson County
Batch# 1409837 DEEDWARR
04/22/2026 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20260422-0033323

Name and Address of New Owner:
Marlon A. Wooten and Danielle M. Wooten
1916 9th Avenue North #1A
Nashville, TN 37208

Send Tax Bills To:
Marlon A. Wooten
Danielle M. Wooten
1916 9th Avenue N, #1A
Nashville, TN 37208
This Instrument Prepared By:
Mason Lillie powered by Bell Land Title
231 Public Square, Ste 220
Franklin, TN 37064
File No.: ML-26-183

Map & Parcel No: 081 08 0 037.00

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $389,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17th day of April, 2026.

Notary Signature
My commission expires: 11-24, 2029

MEGAN DANIELLE REED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE
COMM. EXPIRES NOVEMBER 24 2029

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **RealTree MGT LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto, **Marlon A. Wooten and Danielle M. Wooten, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A1 of 1916 9TH AVENUE NORTH, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing , 1916 9TH AVENUE NORTH, a Horizontal Property Regime, of record in Instrument No. 20251015-0082077, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to RealTree MGT LLC, by Warranty Deed from The Gilliland Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20250917-0074326, in the Register's Office of Davidson County, Tennessee, dated September 05, 2025 and recorded on September 17, 2025.

This property more commonly known as 1916 9th Avenue North, #A1, Nashville, TN 37208

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17 day of April, 2026.

RealTree MGT LLC, a Tennessee Limited Liability Company

By:_____(SEAL)
Mubarak Muhammed, Sole-Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county mentioned, personally appeared Mubarak Muhammed, Sole-Member of RealTree MGT 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 Sole-Member of RealTree MGT LLC, the within named bargainor, a Limited Liability Company, and that such Mubarak Muhammed, Sole-Member of RealTree MGT LLC as such Sole-Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole-Member.

Witness my hand and seal this 17 day of April, 2026.

_____
Notary Signature

Printed Name: Karla Lilley

My commission expires:



Tennessee Certification of Electronic Document

I, Marguell D, 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 the electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/17/24 (date of document).

Marguell D

Affiant Signature

4/17/24

Date

State of FLORIDA

County of Palm Beach

Sworn to and subscribed before me this 17th day of April, 2024.

LESLIE A. GARCIA
Commission # HH 481003
Expires January 27, 2028

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL