Karen Johnson Davidson County
Batch# 1411643 DEEDWARR
04/27/2026 10:19:30 AM 4 pgs
Fees: $23.00 Taxes: $4,329.00
20260427-0036095

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-8811-AJ

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $1,170,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of April, 2026.

Notary Public
My Commission Expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
McKay Residential Flipco LLC 75 Industrial Drive Mt. Juliet, TN 37122	Trophy Point Investment Group, LLC 305 Trilith Parkway Ste 300 #1619 Fayetteville, GA 30214	071 11 0 214.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Bison Properties, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **McKay Residential Flipco LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantee"), 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 Nos. 319 and 320 on the Plan of HIGHLAND LAND CO'S SUBDIVISION of record in Plat Book 421, Page 14, 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 Bison Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jonathan A. Arbuckle, an married man, and Sarah Arbuckle, an unmarried person, of record in Instrument No. 20250506-0035273, in the Register's Office of Davidson County, Tennessee, dated April 30, 2025 and recorded on May 06, 2025.

Being the same property conveyed to Jonathan A. Arbuckle, a married man and Daughter, Sarah Arbuckle, unmarried, as Tenants in Common, by Quitclaim Deed from TBH Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20231129-0092204, in the Register's Office of Davidson County, Tennessee, dated November 27, 2023 and recorded on November 29, 2023.

Being the same property conveyed to TBH Properties, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Raja Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220930-0108043, in the Register's Office of Davidson County, Tennessee, dated September 26, 2022 and recorded on September 30, 2022.

Being the same property conveyed to Raja Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from City Holdings Group LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210623-0084876, in the Register's Office of Davidson County, Tennessee, dated April 21, 2021 and recorded on June 23, 2021.

This is improved property located at: **1406 Pennock Avenue, Nashville, TN 37207**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 23rd day of April, 2026

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GRANTOR:

Bison Properties, LLC, a Tennessee Limited Liability Company

By: _____
Brian Dickman, Sole Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bison Properties, LLC, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of April, 2026.

_____
Notary Public
My Commission expires: 11/17/2029

CHAD SERRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

See attached

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 Brian Dickman, with who I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained; and who further acknowledged that he/she is the Sole Member of Bison Properties, LLC, a limited liability company, that he is authorized by Biso Properties, LLC to execute this instrument on its behalf.

Witness my hand and seal this 23rd day of April, 2026.

Notary Public

My commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Tennessee Certification of Electronic Document

I, Emma Howard, 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 4/23/2026 (date of document).

Emma Howard
Affiant Signature

4/23/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 23 day of April, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL