WARRANTY DEED

Karen Johnson Davidson County
Batch# 1416817 DEEDWARR
05/06/2026 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260506-0040903

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$415,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE May 5, 2026

Notary Public

MY COMMISSION EXPIRES : 2/25/30

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Boulder Park LLC	Boulder Park LLC	9615003800
(NAME)	(NAME)	
3137 Boulder Park Dr	3137 Boulder Park Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jonathan McClung and Brittany McClung, husband and wife, jtwros

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Boulder Park LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 5 on the Plan of Hickory Bend, Section 3, of record in Plat Book 3600, Page 42, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Jonathan McClung and Brittany McClung, husband and wife, jtwros by deed from Caroline Anne Bravo, married, of record in Instrument No. 20211027-0144524, dated 10/27/2021, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **3137 Boulder Park Dr, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this **5th day of May, 2026.**

Jonathan McClung **Brittany McClung**

STATE OF Tennessee

COUNTY OF DAVIDSON

On this 5th day of May, 2026, before me personally appeared Jonathan McClung and Brittany McClung to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that they executed the same as the free act and deed of Jonathan McClung and Brittany McClung.

Witness my hand at office on **5th day of May, 2026.**

Notary Public. My Commission Expires: 1-22-2029

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 5/5/2026 (date of document).

Affiant Signature

5/5/2026

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 5/5/2026

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

