3B

WARRANTY DEED

Karen Johnson
Batch # 1418736
05/11/2026 12:45:51 PM
Fees: $18.00 Taxes: $1,665.00
20260511-0042260

Davidson County
DEEDWARR
3 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF MAY, 2026

Notary Public

MY COMMISSION EXPIRES: 7/16/26

(AFFIX SEAL)

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Katelyn Payne	Highlands Residential Mortgage	052-02-0-023.00
(NAME)	(NAME)	
723 Yowell Avenue	950 W. Bethany Dr, Ste 800	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Allen, TX 75013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Buchanan Unlimited Holdings LLC, a Wyoming Limited Liability Company and MSH Innovative Solutions LLC, a Wyoming Limited Liability Company**, hereinafter called the GRANTOR(S). has/have bargained and sold, and by these presents do transfer and convey unto **Katelyn Payne,** unmarried , hereinafter called the GRANTEE(S), his/her/their 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. 17 and the easterly one-half of Lot No. 18 of Block "G" on the Revised Plan of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Said Lot and part of lot adjoin and front together 75 feet on the northerly side of Yowell Avenue and run back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Lan Chen, a married woman by Warranty Deed from Erma Reed Forkum, unmarried, dated 04/16/2001, of record in Instrument No. 20010420-0039562, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ken Pachmayr and Lan Chen, husband and wife as joint tenants with right of survivorship by Quitclaim Deed from Lan Chen, a married woman, dated 07/31/2003, of record in Instrument No. 20030813-0115610, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MSH Innovative Solutions, LLC, a Limited Liability Company, and Buchanan Unlimited Holdings LLC, a Limited Liability Company by Warranty Deed from Lan Chen, Surviving Tenant by the entirety of Ken Pachmayr, dated 10/24/2025, of record in Instrument No. 20251027-0085105, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 723 Yowell Avenue, Madison, TN 37115
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 6th day of May, 2026

Buchanan Unlimited Holdings LLC, a Wyoming Limited Liability Company

By: _____
James Chandler Venable, Sole & Managing Member

MSH Innovative Solutions LLC, a Wyoming Limited Liability Company

By: MSH Innovative Holdings LLC
Title: Member

By: _____
Michael S. Holt, Manager

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James Chandler Venable with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Sole & Managing Member of the within named bargainor, a Wyoming Limited Liability Company, and that he/she as such Sole & Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said James Chandler Venable, as such Sole & Managing Member.

Witness my hand and Official seal this 6th day of May, 2026.

_____
Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael S. Holt with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Manager of MSH Innovative Holdings, LLC, which is the Member of the within named bargainor, a Wyoming Limited Liability Company, and that he/she as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Michael S. Holt, as such Manager.

Witness my hand and Official seal this 6th day of May, 2026.

Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129