Karen Johnson Davidson County
Batch# 1424013 DEEDWARR
05/21/2026 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20260521-0046616

Name and Address of New Owner:
2430 Batavia LLC
9222 Loma Street
Villa Park, CA 92861

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 092-06-0-631

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, **Mc2 Development, 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 **2430 Batavia LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 36, as shown on the map entitled G.W. Ashcroft Subdivision of Lot 11 in the Boyd McNairy Tract, of record in Book 57, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Mc2 Development, LLC, by Warranty Deed dated August 31, 2023 from Kendra Suggs Richardson, married, recorded September 5, 2023 in Instrument No. 20230925-0069339 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 20th day of May, 2026.

Mc2 Development, LLC

By: _____ (SEAL)
Sylvia McCormick, its Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Sylvia McCormick, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Managing Member of the Mc2 Development, LLC, the within named bargainor, and as such Managing Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Mc2 Development, LLC, by herself as Managing Member.

Witness my hand and seal, this 20th day of May, 2026.

Notary Signature

My commission expires: 11.26.2028

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $655,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 20th day of May, 2026.

Notary Public
My commission expires: 11.26.2028
File No. 2026-8958-MA

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

Tennessee Certification of Electronic Document

I, Regina Smith, 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 5/20/26 (date of document).

Affiant Signature

5/21/26
Date

State of Tennessee
County of Davidson

Sworn and subscribed before me this 21 day of May, 2026.

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

Notary Signature

My commission expires: 11.26.2028