Karen Johnson
Batch # 1426592
05/29/2026 09:19:14 AM
Fees: $18.00 Taxes: $6,105.00
Davidson County
DEEDWARR
3 pgs
20260529-0048670

Warranty Deed

HEATHER MORRISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN. 30, 2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,650,000.00. Affiant Subscribed and sworn to before me, this the 27th day of May, 2026. Notary Public My commission expires: 1/30/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Paul Davis and Rachel Kinney	New Owner(s)	083-11-0U-002.00-CO
726 Newhall Drive		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **MARK IRWIN WAKS, TRUSTEE OF THE MIW HOLDINGS BUSINESS TRUST DATED JUNE 15, 2013**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL DAVIS AND WIFE, RACHEL KINNEY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. B on the Plan of Homes At 2308, Barclay Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240805-0059517, 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 a portion of the same property conveyed to MIW Holdings Business Trust by Warranty Deed from Thanh X. Ragan and husband Anthony D. Ragan of record in Instrument No. 20150105-0000637 Register's Office for Davidson County, Tennessee, dated December 14, 2014 and recorded on January 15, 2015.

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.

The address of the herein described property is believed to be 726 Newhall Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of May, 2026.

MIW Holdings Business Trust dated June 15, 2013

By:_____
Mark Irwin Waks, Trustee

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark Irwin Waks, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of the MIW Holdings Business Trust dated June 15, 2013, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 27th day of May, 2026.

_____
Notary Public

My Commission Expires:

CALIFORNIA ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES }

On 5/27/2026 (Date) before me, N N NEBLETT , NOTARY PUBLIC (Insert Name and Title of the Officer)

personally appeared MARK IRWIN WAKS

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature N. N. Neblett

N. N. NEBLETT
Notary Public - California
Los Angeles County
Commission # 2468424
My Comm. Expires Oct 26, 2027

Notary Public Seal Above

OPTIONAL

Although not required by California law, adding additional information in this section may deter fraudulent alterations to the document or reattachment of this form.

Title of Document: _____

Date of Document: _____ Number of Pages _____

Other Signer(s) Than Named Above: _____

Representative Capacity Claimed by Signer(s)

☐ Individual ☐ Attorney in Fact for: _____

☐ Trustee ☐ Other: _____

Notary ACADEMY
MYNOTARYACADEMY.COM