Karen Johnson Davidson County
Batch# 1427537 DEEDWARR
06/03/2026 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20260603-0049997

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/5/29

(ARYN GREEN COATS) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11/5/2029

S-BW-26-1117A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL NUMBER (S)
Bluebird Bungalow CO LLC	**Same As New Owner**	
(NAME)	CHAMPIONS FUNDING, LLC (NAME)	**072-06-4Q-001.00-CO**
PO Box 213	365 EAST GERMANN RD STE 140	
(ADDRESS)	(ADDRESS)	
Glastonbury, CT 06033	GILBERT, AZ 85297	
(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 consideration, the receipt of which is hereby acknowledged, **MOBA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLUEBIRD BUNGALOW CO LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of 1117 McGavock Pike Commons, a Horizontal Property Regime with Private Elements and described in a Declaration of Covenants, Conditions and Restrictions for 1117 McGavock Pike Commons, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220802-0087920, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1117 McGavock Pike Commons, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220802-0087920, and Bylaws appended thereto as Exhibit "C", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of same property conveyed to MOBA, LLC, a Tennessee limited liability company by Warranty Deed from Brian Van Camp, married of record in Instrument No. 20220525-0060562 Register's Office for Davidson County, Tennessee, dated May 24, 2022 and recorded on May 25, 2022.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page (s) 32 and 33, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 1117 McGavock Pike Commons, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220802-0087920, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20220802-0087920 and Affidavit of record in Instrument No 20220802-0088106, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Book 4275, Page 366, in the Register's Office for Davidson County, Tennessee.
- Terms, Conditions and Mineral Rights of record in Book 9973, Page 38, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1117 A McGavock Pike, Nashville, Tennessee 37216**.

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), their heirs and 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), 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 the 21st DAY OF MAY, 2026.

MOBA, LLC

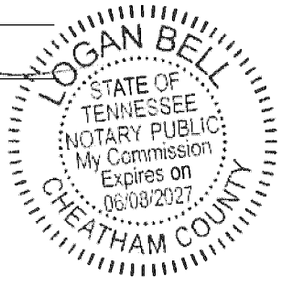
BY: _____
Robert Batcheller
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT BATCHELLER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of MOBA, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of May, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 21. 2026

Affiant Signature

2nd day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

