Karen Johnson Davidson County
Batch# 1427811 DEEDWARRSP
06/04/2026 09:05:30 AM 6 pgs
Fees: $33.00 Taxes: $2,442.00
20260604-0050360

This instrument prepared by
and after recording return to:
Fidelity National Title Insurance Company
Attn: Will R. Rogers, IV, Attorney
6840 Carothers Parkway, Suite 200
Franklin, TN 37067

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
MG Street Holdings, LLC 5780 Hildebrand Drive Atlanta, GA 30328	MG Street Holdings, LLC 5780 Hildebrand Drive Atlanta, GA 30328	072-05-0-047.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **IN-HOUSE PROPERTIES, LLC,** a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **MG STREET HOLDINGS, LLC,** a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of unimproved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This being property commonly known as: 3012 Ambrose Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons lawfully claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 1st day of June, 2026, and effective as of the 1st day of June, 2026.

GRANTOR:

IN-HOUSE PROPERTIES,, LLC,
a Tennessee limited liability company

By: James E Jackson
Name: James E. Jackson
Its: Sole Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, James E. Jackson, the Sole Member of In-House Properties, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Sole Member executed the foregoing instrument for the purposes therein expressed and contained, by signing the name In-House Properties, LLC, a Tennessee limited liability company, as such Sole Member.

Witness my hand and official seal this 1st day of June, 2026.

Brandy Catalanotto
Notary Public

My Commission Expires:
11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $660,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Emily Kelley
Affiant

Sworn to and subscribed before me,
this 1st day of June, 2026.

Brandy Catalanotto
NOTARY PUBLIC

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 15 on the Map of Rothwood, Section 1 of record in Plat Book 1424, Page 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to In-House Properties, LLC, a Tennessee limited liability company, by Deed from Applied Scale Technology Corp., a Tennessee corporation, of record in Instrument No. 20161114-0119652, Register's Office for Davidson County, Tennessee, dated November 10, 2016 and recorded on November 14, 2016.

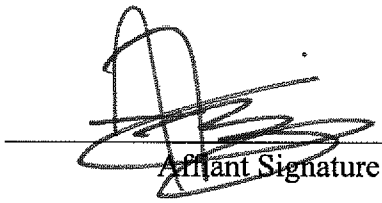
Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2026, a lien not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 1424, Page 134, Register's Office for Davidson County, Tennessee.
3. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4236, Page 825, in the Register's Office for Davidson County, Tennessee.
4. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, any matters shown on the ALTA/NSPS Land Title Survey prepared by Michael H. Charette, TN RLS No. 2048, with Cherry Land Surveying, Inc., dated January 6, 2026, designated as Job No. 20161114-0119652

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 June 1, 2026 (date of document).



Affiant Signature

June 2, 2026.

Date

State of Tennessee

County of Williamson

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

Brandy Catalanotto

Notary's Signature

My Commission Expires: 11/8/27

