Karen Johnson Davidson County
Batch# 1429894 DEEDWARR
06/09/2026 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260609-0052117

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2026 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
File No. BC-26-423	

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacked Capital, LLC	New Owner	
(NAME)	(NAME)	
4B Belle Forrest Avenue		072 06 0 269.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BAUGHER HOMES 102, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STACKED CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain tracts of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, TN, Being Lot No. 69, on the Plan of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road Property, of record in Book 332, Page 44, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the part of same property conveyed to Baugher Homes 102 LLC, a Tennessee Limited Liability Company by Quit Claim Deed from William L. Baugher, dated 12/30/2016 and recorded on 01/10/2017 in Instrument Number 20170110-0002741, Register's Office for Davidson County, Tennessee. Being the same property conveyed to William L. Baugher by Warranty Deed from Frank Davenport and Charlie Brown, dated 11/22/2005 and recorded on 11/23/2005 in Instrument Number 20051123-0141719, Register's Office for Davidson County, Tennessee.

This is property more commonly known as 1121 Leland Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 9th day of June, 2026.

Baugher Homes 102 LLC, a Tennessee Limited Liability Company

By: _____

William L. Baugher, Sr., Managing Member

VALERIE HOPKINS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-20-2027

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, William L. Baugher, Sr of the state and county mentioned, personally appeared William L. Baugher, Sr, Managing Member of Baugher Homes 102 LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of Baugher Homes 102 LLC, the within named bargainor, a Limited Liability Company, and that such William L. Baugher, Sr, Managing Member of Baugher Homes 102 LLC as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, at office in Brentwood TN this 9th day of June, 2026.

_____
Notary Signature
Printed Name: Valerie Hopkins
My commission expires: 11-20-2027

VALERIE HOPKINS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-20-2027

Certificate of Authenticity

I, Ryan Lux, 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 **June 9, 2026**.

Date

Affiant Signature

06/09/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **9th** day of **June**, 20**26**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029