Karen Johnson Davidson County
Batch# 1434942 DEEDWARR
06/16/2026 04:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,041.55
20260616-0054711

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Michael Basta **1136 Ransom Way Unit 64** **Nashville, Tennessee 37217**	Rocket Mortgage, LLC 1050 Woodward Ave Detroit, MI 48226-1906	MAP **135** GROUP **10 0E** PARCEL **064.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Mitch Kinder Development LLC, a Missouri Limited Liability Company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Michael Basta, a married man

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 64, Ransom Park Villas as appears on the Master Deed of Ransom Park Villas, recorded in Instrument 20130711-0072001 and amended in Instrument 20130719-0074970, and further amended in Instrument 20140703-0058673, and further amended in Instrument 20150619-0058800 and Instrument 20160811-0083641, of record in the Register of Deeds Office, Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Mitch Kinder Development LLC by Substitute Trustee's Deed from LLG Trustee TN LLC, as Substitute Trustee for Eric Heath, Trustee, dated December 22, 2025 and filed of record February 11, 2026 as Instrument No. 20260211-0010354, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2026 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Ransom Park Villas, of record in Master Deed 20130711-0072001, said Register's Office.
3. Master Deed of record as Instrument No. 20130711-0072001 and amended as Instrument No. 20130719-0074970 and 20140703-0058673 and 20150619-0058800 and 20160811-0083641, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **1136 Ransom Way Unit 64, Nashville, Tennessee 37217**.

Such an 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.

That the drafter of this document makes no representation as to the title of the above-described property and this should not be deemed to be a title opinion as no title search was performed by the preparer.

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, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 our hands this the 15th day of June 2026.

Mitch Kinder Development LLC, a Missouri Limited Liability Company

By: David M. Kinder, Managing Member

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **David M. Kinder, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **David M. Kinder, Managing Member** of **Mitch Kinder Development LLC, a Missouri Limited Liability Company,** the within named bargainor, a Missouri Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Missouri Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 15th day of June 2026.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Sumner)

The actual value or consideration, whichever is greater, for this transfer is $281,500.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of June 2026.

NOTARY PUBLIC
My Commission Expires: 8/1/2029

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Closed Title Nashville LLC
2260 Murfreesboro Pike
Nashville, TN 37217

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 15, 2026.

J. Carlton Drumwright

June 15, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 15, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY