Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
710 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1435040
06/17/2026 09:33:41 AM
Fees: $13.00 Taxes: $15,077.50

Davidson County
DEEDWARR
2 pgs

20260617-0054832

WARRANTY DEED

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,075,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF June, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward S. Stiker and Stephanie L. Stiker	New Owner	
2037 Fransworth Dr (NAME)	(NAME)	116-02-0B-014.00-CO
Nashville TN 37205 (ADDRESS)	(ADDRESS)	
(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, **MCM Properties Holding, LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Edward S. Stiker and Stephanie L. Stiker, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 18 on the Final Plat of Hill Place, of record in Plat Book 7900, Page 913 and Pages 923 through 932 (at Page 924), as corrected by Surveyor's Certificate of Correction of record in Book 10058, Page 112, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for complete details of the property.

Being the same property conveyed to MCM Properties Holding, LLC, a Texas Limited Liability Company by Warranty Deed from James Dudley Parker, a married man, of record in Instrument No. 20190625-0061130, Register's Office for Davidson County, Tennessee, dated June 24, 2019 and recorded on June 25, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 2037 Fransworth Drive, Nashville, TN 37205

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 15th day of June, 2026.

MCM Properties Holding, LLC, a Texas
Limited Liability Company

By: Walter Dominguez, Secretary
Walter Dominguez, Secretary

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

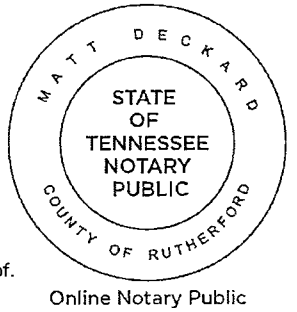
Before me, Matt Deckard, a notary public, of the state and county mentioned, personally appeared (via audio/video communication) Walter Dominguez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Secretary of MCM Properties Holding, LLC, the within named bargainor, a Texas Limited Liability Company, and that such Secretary, executed the foregoing instrument for the purpose therein contained, by personally signing the name of MCM Properties Holding, LLC as Secretary.

Witness my hand and seal, at office, this 15th day of June, 2026.

Notary Signature

My commission expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.



Online Notary Public
My Commission Expires
May 16, 2027