Box 10-B Karen Johnson Davidson County Batch # 1438797 **DEEDWARR** 06/29/2026 09:11:11 AM 2 pgs Fees: $13.00 Taxes: $1,757.50 20260629-0058388	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$475,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF JUNE, 2026. Notary Public MY COMMISSION EXPIRES: **MARCH 5, 2030** (AFFIX SEAL)

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ZOIE VICK & WILLIAM VICK	**CORNERSTONE FIRST MORTGAGE, LLC**	**042-14-0-027.00**
(NAME) **610 BURGUNDY DR.**	(NAME) **2655 CAMINO DEL RIO, NORTH #100**	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS) **SAN DIEGO, CA 92108**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **MULDER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ZOIE VICK AND WILLIAM VICK, WIFE AND HUSBAND,** 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(s) 87, as shown on the map entitled the Plan of Sherry Heights, Section III, of record in Plat Book 2331, pages 126 and 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JASON HOFFMAN, MARRIED, by deed from DAPHNA L. FLEGAL AND MARY J. BEACH, of record in Instrument No. 20160520-0050483, dated May 13, 2016, said Register's Office. Further, being the same property conveyed to MULDER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, from JASON HOFFMAN, by quitclaim deed of record in Instrument No. 20240205-0008022, dated January 1, 2024, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 2331, pages 126 and 127; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6209, page 374; and any and all easements, restrictions and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **610 BURGUNDY DR., MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 25th day of June, 2026.

MULDER, LLC
A Tennessee Limited Liability Company

_____ - Sole Member
By: Jason Hoffman, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Jason Hoffman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of Mulder, LLC, the within-named bargainor, a Tennessee Limited Liability Company, and that he as such Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Mulder, LLC, by himself as such Sole Member.

Witness my hand and official seal at Nashville, Tennessee this 25th day of June, 2026.

My Commission expires: MARCH 5, 2030

Lee A. Cohen
Notary Public

