THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554444** Karen Johnson Davidson County Batch # 1441725 **DEEDWARR** 07/02/2026 10:01:23 AM 2 pgs Fees: $13.00 Taxes: $2,738.00 20260702-0059750	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $740,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2026. Notary Public My Commission Expires: ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 28, 2028

WARRANTY DEED

Address New Owner: Makayla Claussen 1609 21st Avenue North Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081 11 0 139.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nikkin Construction, LLC, a Tennessee limited liability company and Nicole Bird** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Makayla Claussen, a married woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No 39 on the Plan of S.A. CHAMPION'S SUBDIVISION Harding's Addition to Nashville of record in Book 161, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nikkin Construction, LLC, a Tennessee limited liability company, by Warranty Deed from Meridian Capital Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20250204-0008304, in the Register's Office for Davidson County, Tennessee, dated January 30, 2025 and recorded on February 04, 2025.

Being the same property conveyed to Meridian Capital Group, LLC, by Substitute Trustee's Deed forcclosing Deed of Trust recorded as Instrument No. 20230421-0029467, from David G. Mangum, Substitute Trustee, of record in Instrument No. 20240528-0039456, in the Register's Office of Davidson County, Tennessee, dated May 24, 2024 and recorded on May 28, 2024.

Being the same property conveyed to Ephraim Maldonado, married man, by Warranty Deed from Willie Dan Holloway, IV, an unmarried man, and Querion Holloway, an unmarried man, of record in Instrument No. 20230421-0029466, in the Register's Office for Davidson County, Tennessee, dated April 20, 2023 and recorded on April 21, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of S.A. CHAMPION'S SUBDIVISION, as recorded in Plat Book 161, Page(s) 132.

This is improved property located at 1609 21st Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2026.

Nikkin Construction, LLC, a Tennessee limited liability company

By: Nicole Bird, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicole Bird, with whom I am personally acquainted, and who acknowledged themselves to be the Chief Manager and Sole Member of Nikkin Construction, LLC a Tennessee limited liability company, the within named bargainer, and that they as such Chief Manager and Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Chief Manager and Sole Member.

Witness my hand, at office, this 30th day of June, 2026.

Notary Public
My Commission Expires: _____

