Karen Johnson Davidson County
Batch# 1442972 DEEDWARR
07/07/2026 01:29:30 PM 4 pgs
Fees: $23.00 Taxes: $762.20
20260707-0061142

WARRANTY DEED

STATE OF Missouri
COUNTY OF St. Charles

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: Oct 24, 2029
(AFFIX SEAL)

ERIN SCHOMAEKER
Notary Public - Notary Seal
St Charles County - State of Missouri
Commission Number 21034456
My Commission Expires Oct 24, 2029

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0270

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cama Self Directed IRA, LLC FBO John Thomas Koss IRA	NEW OWNER	Map: 052-08-0-110.00
(NAME) 1522 Meadow Bend Drive	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIX THOUSAND AND NO/100 DOLLARS ($206,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CORNERSTONE HOMES OF TN, INC., A TENNESSEE CORPORATION, AND HORIZON MG HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CAMA SELF DIRECTED IRA, LLC FBO JOHN THOMAS KOSS IRA,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 24A on the Zone Lot Division of Lots 3,4,7,8,19,24,25, and 26 Section 2, Meadow Bend Subdivision of record in Plat Book 6250, Page 278, amending Plat Book 5800, Page 275, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Cornerstone Homes of TN, Inc., a Tennessee Corporation, and Horizon MG Homes, LLC, a Tennessee Limited Liability Company, by deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20260227-0015547, dated February 23, 2026, Register's Office for said County.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 278, amending Plat Book 5800, Page 275, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6180, Page 250, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1522 Meadow Bend Drive, Madison, TN 37115
(House No.) (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 our hands this 2nd day of July, 2026.

Cornerstone Homes of TN, Inc.

BY: Hafez Ghobrial

Hafez Ghobrial
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Hafez Ghobrial with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Cornerstone Homes of TN, Inc. the within named bargainer, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 2nd day of July 2026.

My Commission Expires: 11/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness our hands this 1st day of July, 2026.

Horizon MG Homes, LLC

BY: _____
Gina Azer-Fahim
Chief Executive Member

STATE OF Texas
COUNTY OF Collin

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gina Azer-Fahim with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Chief Executive Member respectively of Horizon MG Homes, LLC the within named bargainer, and that he/she as such Chief Executive Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 1st day of July, 2026.

My Commission Expires: 08/19/2028

_____
Notary Public

ANNA LAZAREVA
Notary ID #132631945
My Commission Expires
August 19, 2028

Tennessee Certification of Electronic Document

I, ___**Meghan Napoli**_____, do herby 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 7/2/26 (date of document).

Affiant Signature

7/2/26

Date

State of Missouri
County of St. Charles

Sworn to and subscribed before me this 2nd day of July, 20 26.

Notary's Signature

MY COMMISSION EXPIRES: Oct 24, 2029

NOTARY'S SEAL:

ERIN SCHOMAEKER
Notary Public - Notary Seal
St Charles County - State of Missouri
Commission Number 21034456
My Commission Expires Oct 24, 2029