Karen Johnson Davidson County
Batch# 1443615 DEEDWARR
07/09/2026 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20260709-0062031

WARRANTY DEED

STATE OF TEXAS
COUNTY OF DALLAS
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 1st day of July, 2026

Notary Public

MY COMMISSION EXPIRES: 7/30/29
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TEXAS
Anusha Dibbur Narasimhamurthy
Exp. 7/30/2029
ID No. 135526240

File No. TN-26-661

THIS INSTRUMENT WAS PREPARED BY
Spartan Settlement Services, LLC
3817 Northwest Expressway, 755, Oklahoma City, OK 73112

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX STATEMENTS TO:	MAP-PARCEL NUMBERS
(NAME) M&A Capital Partners LLC	(NAME) SAME AS NEW OWNER	108-04-0-104
(ADDRESS) 4007 Wisdom Way	(ADDRESS)	
(CITY) (STATE) (ZIP) Smyrna, TN 37167	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN ($10) DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Inez McGinnis, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M&A Capital Partners LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described property in the County of Davidson, State of TN, to-wit:

Being Lot No. 300, on the plan of Larchwood, Section 8, of record in Plat Book 6200, Page 323, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Raymond I. McGinnis and Wife, Inez B. McGinnis, by Warranty Deed from John Mark Bailey and Wife, Elizabeth G. Bailey, dated 12/01/1995, and recorded on 12/06/1995, of record in Book 9880, Page 780, in the Register's Office for Davidson County, Tennessee. The said Raymond I. McGinnis subsequently died on August 12, 1996, thereby vesting title to Inez B. McGinnis as surviving tenant by the entirety.

This is property more commonly known as 3021 Blackwood Drive, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 1st day of July, 2026.

Inez McGinnis

STATE OF TEXAS
COUNTY OF KAUFMAN

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Inez McGinnis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

GUILLERMINA V. SANCHEZ
Notary Public, State of Texas
Comm. Expires 08-09-2026
Notary ID 131676382

My Commission Expires: 08-09-2026

Certificate of Authenticity

I, Mario Mercado, 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 7/1/26.

Date

Affiant Signature

7/1/26

Date

State of Texas
County of Dallas

Sworn to and subscribed before me this 1st day of July, 20 26.

Notary's Signature

My Commission Expires: 7/30/29

Date

Notary's Seal (if on paper)

NOTARY PUBLIC
Anusha Dibbur Narasimhamurthy
Exp. 7/30/2029
ID No.135526240
STATE OF TEXAS