Karen Johnson Davidson County
Batch# 1447811 DEEDWARR
07/16/2026 09:01:30 AM 4 pgs
Fees: $23.00 Taxes: $1,646.50
20260716-0064234

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202611510 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$445,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 9th day of July, 2026. Notary Public My Commission Expires: 3/28/28

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 9th day of July 2026, among:

MWH PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

DARRYL D. BRATCHER, AN UNAMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A Certain tract or parcel of Land in Davidson County, Tennessee, described as a certain condominium apartment, being Unit No. 403, together with the Carport designated No. 403-C, River Plantation, Phase 2, Section 8, a horizontal property regime established by Master Deed of record in Book 7417 at page 396, the Plat of which is of record in Plat Book 6900 at pages 514 through 517, Plat amended in Book 6900, pages 654 through 657, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to MWH Properties LLC, a Tennessee limited liability company by deed from Nashville Metro Holdings, LLC, a Tennessee limited liability company, dated May 6, 2026, of record in Instrument No. 20260513-0043107, Register's Office of Davidson County, Tennessee.

Being also known as 403 General George Patton Road, Nashville, TN 37221.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

MWH Properties LLC, a Tennessee limited liability company

BY: Michelle Hermann

Michelle Hermann, Authorized signor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Michelle Hermann, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Agent of MWH Properties, LLC, the within named bargainor, a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as Authorized Agent.

Witness my hand and official seal this 9th day of July 2026.

Tonya Greer
Notary Public
My Commission Expires: 4/21/29

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Owner Name & Property Address:

Name: Darryl D. Bratcher
Address: 403 General George Patton Road
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: Darryl D. Bratcher
Address: 403 General George Patton Rd
City, State, Zip: Nashville TN 37221

Tax ID: 142-09-0F-403.00

Certificate of Authenticity

I, J. Trent Lehman, 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

7/9/26
Date

Affiant Signature

7/10/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of July, 2026.

Notary's Signature

My Commission Expires: 3/29/29
Date

Notary's Seal (if on paper)

