Karen Johnson Davidson County
Batch# 1448119 DEEDWARR
07/16/2026 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20260716-0064687

WARRANTY DEED



File No. AP-26-3099

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kaylee Gosselin	**New Owner**	
(NAME)	(NAME)	135-16-0B-138.00-CO
680 Flintlock Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **MTLC Investments, LLC, a Texas Limited Liability Comapny,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kaylee Gosselin, an unmarried woman,** 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 138 on the Plan of Woodridge at Nashboro Village of record in Instrument No. 20021120-0143949, amending Plat Book 4660, Page 157, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to MTLC Investments, LLC by Warranty Deed from Julia Riley, unmarried of record in Instrument No. 20140203-0009148 Register's Office for Davidson County, Tennessee, dated January 31, 2014 and recorded on February 03, 2014.

This is property more commonly known as 680 Flintlock Court, Nashville, TN 37217.

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.

Effective the 15th day of July, 2026.

MTLC Investments, LLC, a Texas Limited Liability Company

By: _____
Michael L. Cochran, Member

By: _____
Terry L. Cochran, Member

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Orange

Before me, a Notary Public of the state and county mentioned, personally appeared Michael L. Cochran and Terry L. Cochran, Members of MTLC Investments, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Member of MTLC Investments, LLC, the within named bargainor, a Limited Liability Company, and that such Michael L. Cochran and Terry L. Cochran, Members of MTLC Investments, LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, this 14th day of July, 2026.

_____
Notary Signature
My commission expires: Oct. 03, 2027

M. MARTIN
COMM. #2462507
Notary Public - California
Orange County
My Comm. Expires Oct. 3, 2027

Certificate of Authenticity

I, Alli Pinkston, 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 **July 14, 2026**.

Date

Alli P

Affiant Signature

7/15/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **July**, 20____.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County