# WARRANTY DEED

File #26-270

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Kayla Pennington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2026

Rachel Marie Collins
Notary Public

MY COMMISSION EXPIRES: 3-21-2028
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1448902 DEEDWARR
07/17/2026 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260717-0064998

**THIS INSTRUMENT WAS PREPARED BY**
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MC Prestige Services, LLC | NEW OWNER | 061-14-0-085.00 |
| (NAME) | (NAME) | |
| 211 Shawn Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (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, **A & G Properties, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MC Prestige Services, LLC, a Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1: Being the south 60 feet of the east 165 feet of the north 120 feet of Lot No. 77 on the Map of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said County. Said part of said lot fronts 60 feet on the westerly side of Burrus Street or avenue and runs back between parallel lines 165 feet to a dead line.

Tract II: Being part of Lot No. 77 on the Map of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said county and described as follows: Subdivision as of record in Book 1424, page 11, said point being 60 feet east of the northeast corner of Lot No. 12, Baxter Heights Subdivision, as of record in Book 2083, page 94; thence South 20 degrees 31 minutes 30 seconds West 37 feet to a point, which is the point of beginning, and said point being the southwest corner of the property conveyed from Price to Neely, by deed in Book 1732, page 7; thence along Neely's southerly line, South 72 degrees 30 minutes 30 seconds east 50 feet; thence leaving Neely's line and along the rear line of the property conveyed to Hudson by deed of record in Book 2013, page 465, and Book 2862, page 521, South 20 degrees 31 minutes 30 seconds West 60 feet to a corner or the property conveyed to Price in Book 739, page 26; thence with Price's north line, North 72 degrees 30 minutes 30 seconds West 50 feet to a point; thence leaving Price's line, North 20 degrees 31 minutes 30 seconds east 60 feet to the point of beginning.

Being the same property conveyed to A & G Properties, LLC by Warranty Deed from Jerald W. Hopper, unmarried of record in Instrument No. 20050711-0079844 Register's Office for Davidson County, Tennessee, dated June 28, 2005 and recorded on July 11, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3903 Burrus St, Nashville, TN 37216

(House Number) (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 my hand this 10th day of July, 2026.

A & G Properties, LLC, a Tennessee Limited Liability Company

By:_____
Kyle Magann Allen, Authorized Agent

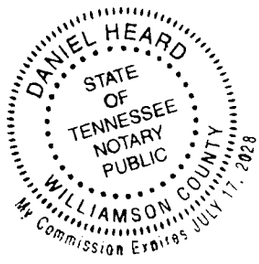
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Kyle Magann Allen, Authorized Agent of A & G Properties, 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 Authorized Agent of A & G Properties, LLC, the within named bargainor, a Limited Liability Company, and that Kyle Magann Allen, as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office, this 10th day of July, 2026.

_____
Notary Signature

My commission expires: 7-17-28




RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

I, Kirsten Virden, 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 7-10-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 7-10-2026

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

