NEW OWNER:
SETH BLUNCK
6110 MORROW ROAD
NASHVILLE, TN 37209

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 26-1083

SEND TAX BILLS TO:
United American Mortgage Corp
3198 Airport Loop, Ste F
Costa Mesa, CA 92626

Map & Parcel
09102016600

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206
File #RR-26-3092

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1455990 DEEDWARR
08/05/2026 03:47:30 PM 4 pgs
Fees: $23.00 Taxes: $3,404.00
20260805-0072235

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Nine Hundred Twenty Thousand and 00/100 Dollars ($920,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MCKAY CO., LLC, a Tennessee limited liability company,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **SETH BLUNCK and MORGAN LAUER, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being more particularly described as follows:

Being the westerly 35 feet of the easterly 49 feet of Lot No. 9 of Block 4, Map of Cherokee Park Subdivision, of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee. Being Lot No. 3 on an unrecorded survey of Lot Nos. 7, 9, 11 and 13 of Block 4 in said Cherokee Park Subdivision. According to a survey made by Z.J. Wilkinson, Surveyor, May 16, 1946, said Lot No. 3 fronts 35 feet on the northerly side of Morrow Road and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to MCKAY CO. DESIGN BUILD, LLC, a Tennessee limited liability company, by Warranty Deed from TERRY A. BLACK, unmarried, dated March 7, 2025, and of record in Instrument No. 20250314-0019083, Register's Office for DAVIDSON County, Tennessee. McKay Co. Design Build, LLC is now known as McKay Co., LLC by subsequent name change with the Tennessee Secretary of State.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **6110 MORROW ROAD, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 3rd day of August, 2026.

MCKAY CO., LLC

BY: ANTHONY MCKAY, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ANTHONY MCKAY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **SOLE MEMBER** of **MCKAY CO., LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 3rd day of August, 2026.

NOTARY PUBLIC

My commission expires:



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The actual consideration or value, whichever is greater, for this transfer is **$920,000.00**.

AFFIANT

Sworn to and subscribed to before me this 3rd day of August, 2026.

NOTARY PUBLIC

My commission expires: 1/4/2027

ROZALIN RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Leslie Hayes, 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 **8/3/2026**.

Date

Affiant Signature

8/3/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **3rd** day of **August**, 20**26**.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)