Karen Johnson Davidson County
Batch# 1472257 DEEDWARR
09/14/2026 10:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20260914-0085053

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 3.21.2028
(AFFIX SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-1085

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Quinn Reedy	Quinn Reedy	
(NAME)	(NAME)	
226 Garwood Drive	226 Garwood Drive	119-02-055.00
(ADDRESS)	(ADDRESS)	
Nashville TN 37210	Nashville TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eighty Thousand And No/100 Dollars ($380,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MULETOWN FUNDING, INC., A COLORADO CORPORATION,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **QUINN REEDY, A SINGLE MAN,** 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 Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being part of Lot 1, Plan of CUNNINGHAM HEIGHTS, as of record in Book 2331, Page(s) 76, Register's Office for Davidson County, Tennessee, and further described according to a mortgage loan inspection made by Campbell Surveying Co., Inc., 2424 21st Avenue S., Suite 201, Nashville, Tennessee 37212, License Number 665, dated April 2, 1992, as follows: Beginning at a Point in the Northerly margin of Garwood Drive, at the corner of Lots 1 and 2; thence with the line between said lots, North 159.9 feet to a point; thence Westerly 38.7 feet to a point at the Easterly corner of the property taken by the State of Tennessee by decree of record in Circuit Court, a certified copy of record in Book 4347, Page 540; thence along the Southerly line of said State property, Westerly 110 feet, more or less, to a point in the Easterly margin of Lyle Avenue; thence with the same, Southerly 89. 7 feet, more or less, to a Point at the Beginning of a curve; thence around said curve, Southeasterly 31.42 feet to a point in the Northerly margin of Garwood Drive; thence with the same, Easterly 140.27 feet to the Point of Beginning.

Being the same property conveyed to Muletown Funding Inc., by Deed in Lieu from Transformation Homes, LLC, of record in Instrument No. 20260709-0062119, in the Register's Office of Davidson County, Tennessee, dated July 9, 2026 and recorded on July 9, 2026.

Being the same property conveyed to Transformation Homes LLC, a Tennessee Limited Liability Company, by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20250109-0002042, in the Register's Office of Davidson County, Tennessee, dated January 9, 2025 and recorded on January 9, 2025.

Being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Markeus Walker and wife Casey Walker, of record in Instrument No. 20250109-0001977, in the Register's Office of Davidson County, Tennessee, dated January 9, 2025 and recorded on January 9, 2025.

Being the same property conveyed to Markeus Walker and wife, Casey Walker, by Warranty Deed from Merrie Sweezy Westerbeck and husband, Michael J. Westerbeck, of record in Instrument No. 20070802-0092229, and as corrected in Instrument No. 20070831-0104700, in the Register's Office of Davidson County, Tennessee, dated July 25, 2007 and recorded on August 2, 2007.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.

unimproved ☐
This is improved ☑ property, known as 226 Garwood Drive, Nashville, TN 37210
(House No.) (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 successors 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 our hands this 9th day of September,2026.

Muletown Funding, Inc.

BY: _____
Isaiah Monroe, Authorized Signer

STATE OF CO
COUNTY OF Arapahoe

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Isaiah Monroe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Signer of Muletown Funding, Inc, the within named bargainor, a corporation, and that he as such Operations Manager, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, on this 09th day of Sept, 2026.

_____

Notary Public

My Commission Expires: 6/24/28

NADIM KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2028

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 9-9-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 9-9-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of September, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

