Karen Johnson Davidson County
Batch# 1474880 DEEDWARR
09/18/2026 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $4,724.55
20260918-0087042

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,276,905.00.

Affiant

Subscribed and sworn to me on 09/15/26.

NOTARY PUBLIC

My Commission Expires: 11/5/29

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
The McIntosh Family Trust dated July 28, 2026 555 Watsonwood Dr Nashville, TN 37211	LEGACY HOME LOANS 408 HIGHWAY 76 WHITEHOUSE, TN 37188	147 15 0R 001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, The Flooring Guys 2, a Tennessee general partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto The McIntosh Family Trust dated July 28, 2026, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 555, as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for 557 & 555 Watsonwood Drive Commons, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20250107-0001299, and as amended and restated in Instrument No. 20250415-0028571, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.
>
> Being a portion of the same property conveyed to The Flooring Guys 2, a Tennessee general partnership, by Warranty Deed from Michael Troy Bentley and Timothy Lynn Bentley and Terry O'Neal Bentley and Sheila Michelle Towe, dated May 14, 2024, of record in Instrument No. 20240517-0036887, Register's Office for Davidson County, Tennessee.
>
> This is Improved property, known as 555 Watsonwood Dr, Nashville, TN 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 on 09/15/26.

THE FLOORING GUYS 2, A TENNESSEE GENERAL PARTNERSHIP

By: LITTLE RIVER VENTURES, LLC, General Partner of THE FLOORING GUYS 2, A TENNESSEE GENERAL PARTNERSHIP

By: _____
Matthew McKinney, Sole Member

By: LX3 PROPERTIES, LLC, General Partner of THE FLOORING GUYS 2, A TENNESSEE GENERAL PARTNERSHIP

By: _____
James Nicholas Johnson, Sole Member

By: JJR INVESTMENTS, LLC, General Partner of THE FLOORING GUYS 2, A TENNESSEE GENERAL PARTNERSHIP

By: _____
Jeremy Richardson, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Matthew McKinney, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Sole and Managing Member of Little River Ventures, LLC, which is a Partner of THE FLOORING GUYS 2, a Tennessee general partnership, and that as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Partner.

Witness my hand and official seal on 09/15/26.

Katherine Cooper
NOTARY PUBLIC

KATHERINE COOPER
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/02/2029
DAVIDSON COUNTY

My Commission Expires: 07/02/29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, James Nicholas Johnson, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Sole and Managing Member of LX3 Properties, LLC, which is a Partner of THE FLOORING GUYS 2, a Tennessee general partnership, and that as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Partner.

Witness my hand and official seal on 09/15/26.

Katherine Cooper
NOTARY PUBLIC

KATHERINE COOPER
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/02/2029
DAVIDSON COUNTY

My Commission Expires: 07/02/29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Jeremy Richardson, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Sole and Managing Member of JJR Investments, LLC, which is a Partner of THE FLOORING GUYS 2, a Tennessee general partnership, and that as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Partner.

Witness my hand and official seal on 09/15/26.

Katherine Cooper
NOTARY PUBLIC

KATHERINE COOPER
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/02/2029
DAVIDSON COUNTY

My Commission Expires: 07/02/29

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 15, 2026

Affiant Signature

18th day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028