WARRANTY DEED

Karen Johnson Davidson County
Batch # 1476732 DEEDWARR
09/23/2026 02:28:16 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50

20260923-0088343

LB-C-26-4112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MHP TUD HUTSON AVE LLC	**Same as New Owner**	
(NAME)	(NAME)	**061-06-0-176.00**
1226 Sigler Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NASHWEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MHP TUD HUTSON AVE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot No. 210 on the Plan of Re-Subdivision of Maplewood Heights, Second Addition of record in Plat Book 6200, Page 874, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nashwest, LLC, a Florida Limited Liability Company by Quitclaim Deed from Burkett Homes, Inc., a Tennessee Corporation of record in Instrument No. 20220930-0108105 Register's Office for Davidson County, Tennessee, dated September 26, 2022 and recorded on September 30, 2022.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 847, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7838, Page 762, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4112 Hutson Avenue, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22 DAY OF SEPTEMBER, 2026.

Nashwest, LLC
BY: Ronald E Burkett
Ronald E. Burkett
Member/Manager
BY: Mary Christine Burkett
Christine M. Burkett
Member/Manager

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD E. BURKETT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER/MANAGER of NASHWEST, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER/MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22 of September, 2026.

William Grones
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication technology

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINE M. BURKETT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER/MANAGER of NASHWEST, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER/MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22 of September, 2026.

William Grones
Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication technology

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, John Gleaves do hereby make oath that I am 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 09/22/26.

Affiant Signature September 23, 2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 23rd day of September, 2026.

Notary's Signature

