Karen Johnson Davidson County
Batch# 1478625 DEEDWARR
09/29/2026 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20260929-0089961

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 6-26-28

(AFFIX SEAL)

LAUREN GRIFFIN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires 06-26-2028

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH26-11829

Address of New Owner:	Send Tax Bills to:	Tax Information:
Bubba Chunk Investments LLC, a Missouri Limited Liability Company 230 Harding Place Nashville, TN 37205	Bubba Chunk Investments LLC 230 Harding Place Nashville, TN 37205	130 01 0 133.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher Christi and Sara Christi, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bubba Chunk Investments LLC, a Missouri Limited Liability Company,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 27, on the MAP OF BRANSFORD REALTY COMPANY'S, BELLE MEADE GOLF LINKS SUBDIVISION, of record in Plat Book 421, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher Christi and Sara Christi, by Warranty Deed from Adam John Geist and Mendi Chappell Geist, husband and wife, of record in Instrument No. 20180524-0050023, in the Register's Office of Davidson County, Tennessee, dated May 23, 2018 and recorded on May 24, 2018.

Tax identification No. 130 01 0 133.00

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 230 Harding Place, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of September, 2026

Christopher Christi

Sara Christi

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Christopher Christi and Sara Christi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 28th day of September, 2026.

Notary Public

My Commission Expires: 05.16.29

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Meredith Berryhill, 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 9-29-26 *(date of document)*.

Custodian's Signature

9-29-26
date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 29 day of September, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON