Karen Johnson Davidson County
Batch# 1482760 DEEDWARR
10/09/2026 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20261009-0092958

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-10347-AXP

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2026.

Notary Public
My Commission Expires: 1/22/30

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Martin Motnik 113 Scenic View Rd Old Hickory, TN 37138	New American Funding, LLC 1 Mac Arthur Place Ste. 800 Santa Ana, CA 92707	044-05-0-018

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Apex Realty and Auction, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Martin Motnik, single man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot "A" on the unrecorded plat of Scenic View Subdivision and described according to a survey by John Kohl, dated April 14, 1980, as follows:

Beginning at a point in the northwesterly margin of Scenic View Drive thence North 43 deg. 40' East, 167.43 feet to a point; thence South 46 deg. 01' East, 67.07 feet to a point; thence South 43 deg. 31' West, 166.7 feet to appoint in the northeasterly margin of Scenic View Drive; thence North 46 deg. 29' West, 66.67 feet to the point of beginning.

Being the same property conveyed to Apex Realty and Auction, LLC by Warranty Deed from Rick Fraley, dated February 6, 2026, recorded February 9, 2026, of record in Instrument No. 20260209-0009756, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Rick Fraley and Brenda Fraley by Cash Deed for Tennessee from Secretary of Housing and Urban Development, dated April 6, 1993, recorded Apri 7, 1993, of record in Book 8910, page 976, said Register's Office.

This is improved property located at: **113 Scenic View Road, Nashville, TN 37138**

This conveyance is made subject to 1) property taxes for the year 2027, a lien not yet due and payable. Taxes for the year 2026 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee 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, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of October, 2026.

GRANTOR:

Apex Realty and Auction, LLC,
a Tennessee Limited Liability Company

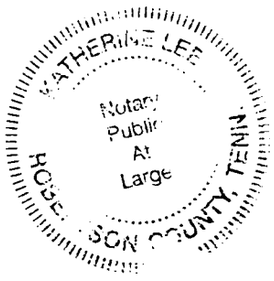
By: _____
Bryan Ayers, Sole Member

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bryan Ayers, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of Apex Realty and Auction, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

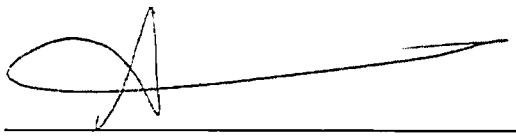
WITNESS my hand and seal at office this 7th day of October, 2026.

_____
Notary Public
My Commission expires: 8/24/27



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, 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 on 10-7-2026.



Affiant Signature — Date: 10-7-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10-7-2026.



Notary's Signature

My Commission Expires: 9-21-210



Notary's Seal