Karen Johnson Davidson County
Batch# 1482838 DEEDWARR
10/09/2026 12:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20261009-0093110

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 2026.

Notary Public

MY COMMISSION EXPIRES: 7/21/2030
(AFFIX SEAL)

MARGARET WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-21-2030

THIS INSTRUMENT WAS PREPARED BY
Jonathan Perry, McMichael & Gray, P.C., 22 Century Blvd, Suite 450, Nashville, TN 37214

File No.: RES-TN-260004-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
MC Prop 142 LLC	Averra Financial, Inc.	059 05 0 197.00
(NAME)	(NAME)	
800 Maine Ave SW Suite 200	6340 N. Campbell Ave #100	
(ADDRESS)	(ADDRESS)	
Washington, DC 20024	Tucson, AZ 85718	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Forty Thousand And No/100 Dollars ($440,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WARREN MANAGEMENT VENTURES LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MC PROP 142 LLC, A DELAWARE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☒ property, known as 4166 Farmview Drive, Nashville, TN 37218
(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 heirs 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 7th day of October, 2026.

Warren Management Ventures LLC, Tennessee limited liability company
By Sole Member, Warren Management Holdings LLC, a Wyoming limited liability company

By _____ (SEAL)
Jessyka Warren Alexander, Sole Member of Warren Management Holdings LLC

STATE OF ALABAMA

COUNTY OF MADISON

Personally appeared before me, a Notary Public of said County and State, this 7th day of October, 2026, Jessyka Warren Alexander, personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member and Authorized Agent of Warren Management Holdings LLC, a Wyoming limited liability company, the Sole Member of Warren Management Ventures LLC, Tennessee limited liability company, the within named grantor, and that she, being authorized to do so, executed the within instrument for the purposes therein contained by signing on behalf of said grantor.

_____
Notary Public,

My Commission Expires: 5-20-30

MADISON JOY THOMAS
My Commission Expires
NOTARY
PUBLIC
05-20-2030
STATE OF ALABAMA

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot 202, as shown on the map entitled Buena Vista Estates, Section 5, of record in Plat Book 4460, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed by Quit Claim Deed from Caden Investments, LLC, a Massachusetts Limited Liability Company and Modera LLC, a Tennessee Limited Liability Company to Warren Management Ventures, LLC, a Tennessee Limited Liability Company, dated April 7, 2026, recorded April 24, 2026, Instrument No. 20260424-0035016, in the Register's Office for Davidson County, Tennessee.

Tennessee Certificate of Electronic Document

I, Jonathan Roy Perry, 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 correct copy of the original document executed and authenticated according to law on this 10/08/26.

Settlement Agent:

McMichael & Gray, PC

Signature

10/08/26

Date

State of Tennessee

County of Davidson

Personally appeared before me, Shay Mitchell, a notary public for this county and state, Jonathan Roy Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. Sworn and subscribed before me 10/08/26.

Notary Public

My Commission Expires: 1-22-2029

(NOTARY SEAL)

SHAQUITA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).