Karen Johnson Davidson County
Batch# 1483185 DEEDWARR
10/12/2026 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20261012-0093567

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File No. LM-26-4055

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Burger	Legacy Home Loans DBA Steadfast Mortgage	
(NAME)	(NAME)	
1210 General George Patton Road	408 Highway 76	142-09-0E-010.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **MB Homes, LLC, a Tennessee limited liability company, and Mary Jennifer Watson f/k/a Jennifer Alberts, in her individual capacity****, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chad Burger, unmarried man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 and being all of Unit No. 1210, Phase One, River Plantation, a Condominium, a Horizontal Property Regime located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of Section Seven, Phase One, River Plantation, Condominium Apartments, as appearing of record in Book 5200, Page 705 & 706, as corrected in Book 6392, Page 321, in the Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, Page 9, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete and accurate description thereof. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Seven, Phase One, Condominium Apartments, contained in the Master Deed in Book 6226, Page 9 and By-Laws of record in Book 6226, Page 18, as amended in Instrument No. 20141014-0095009, in the Register's Office for Davidson County, Tennessee, are incorporated in this Deed by reference and made a part thereof the same as though copied herein.

Being the same property conveyed to MB Homes, LLC., a Tennessee Limited Liability Company by Warranty Deed from Judy G. Reynolds, unmarried of record in Instrument No. 20220406-0039855 Register's Office for Davidson County, Tennessee, dated March 24, 2022 and recorded on April 06, 2022.

****THE PURPOSE OF THIS DEED IS TO SELL, TRANSFER, AND CONVEY THE SUBJECT PROPERTY IN THE WINDING UP OF THE LLC PURSUANT TO TCA § 48-245-501, AND ANY OTHER SIMILAR STATUTE; MARY JENNIFER WATSON f/k/a JENNIFER ALBERTS, HEREBY JOINS IN THE CONVEYANCE IN HER INDIVIDUAL CAPACITY TO RELINQUISH ANY AND ALL RIGHTS SHE MAY HAVE BY VIRTUE OF TCA § 48-236-103 AND § 48-245-1101.****

This is property more commonly known as 1210 General George Patton Road, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 9th day of October, 2026.

MB Homes, LLC, a Tennessee Limited Liability Company

By: _____
Mary Jennifer Watson, Sole Member

By: _____
Mary Jennifer Watson, f/k/a Jennifer Alberts, in her individual capacity

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, A LICENSED NOTARY PUBLIC - Luke martin of the state and county mentioned, personally appeared Mary Jennifer Watson, Sole Member of MB Homes, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of MB Homes, LLC, the within named bargainor, a Limited Liability Company, and that such Mary Jennifer Watson, Sole Member of MB Homes, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in NASHVILLE, TN, this 9th day of October, 2026.

_____
Notary Signature

Printed Name: LUKE MARTIN

My commission expires: 07/03/2028

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of October, 2026, before me personally appeared Mary Jennifer Watson, f/k/a Jennifer Alberts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of October, 2026.

_____
Notary Signature
My commission expires: 07/03/2028

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Tonya Cherry,** 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 this the 9 day of October, 2026.

Affiant Signature
Date 10/9/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of October, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027