Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Alex Hollis
4125 Saundersville Road
Old Hickory, TN 37138

MORTGAGEE:
One Bank of Tennessee
140 S. Jefferson St
Cookeville, TN 38501

Karen Johnson Davidson County
Batch# 694191 DEEDWARR
08/10/2021 03:40:19 PM 3 pgs
Fees: $18.00 Taxes: $13,260.80
20210810-0107970

SEND TAX BILL TO:
Mortgagee

MAP	**64.00**
GROUP	
PARCEL	**058.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Alex Hollis and Shannon O'Neill, as tenants in common with a Fifty (50%) each interest**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

Being the same property conveyed to Stonehorse Real Estate Holdings, LLC by deed dated July 29, 2016 from Virginia W. Turner, Trustee and Tom White, as Trustee of the Residuary Trust Under the Will of Charles H. Turner of record in 20160803-0080118, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

This is **improved** property known as **4125 Saundersville Rd, Old Hickory, Tennessee 37138.**

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, Grantor does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same

is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors 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 hand this the **10th** day of **August, 2021.**

Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company

By: _____
Rick Cook, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Rick Cook** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a **Member** of **Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company**, the within named bargainor, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of August, 2021.

_____
Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 6/21/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $3,584,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 10th day of August, 2021.

_____
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 6/21/2025

File #21-9536

EXHIBIT "A"

Beginning at an old iron rod on the Westerly right of way (60 ft) of Saundersville Road approximately 392 feet North of its intersection with Andrew Jackson Parkway; Thence, with a curve to the right a length of 507.49 feet, along a 365.140 foot radius, a chord which bears South 44 degrees 21 minutes 02 seconds West 467.62 feet to the Southwest corner of Karen Guy Roeker Property recorded in W.B. 178, Pg. 6, Register's Office of Davidson County, Tennessee; Thence along Roeker's East line, adjacent to a fence East of a private drive, North 00 degrees 17 minutes 50 seconds East 1404.03 feet to an old iron rod, being the Southwest corner of the Hermitage Church of the Nazarene property, recorded in Book 7634, Page 263; Thence South 88 degrees 14 minutes 52 seconds East 764.28 feet, adjacent to an old tree row, to a point on the computed right of way of Saundersville Road; Thence, along said right of way; with a said curve to the left a length of 672.04 feet along a 446.97 feet radius, a chord which bears South 44 degrees 35 minutes 31 seconds West 610.50 feet; Thence South 01 degrees 28 minutes 19 seconds West 611.70 feet to the POINT OF BEGINNING, as shown on survey prepared by MEC, Inc., dated 11/04/2004. Containing 11.06 acres.

Subject to the following Electrical Service Agreement/Permit of record in Book 9841, Page 625, in the Register's Office of Davidson County, Tennessee. Right of Way Easement and Permanent Drainage Easement of record in Book 9475, Page 910 in the Register's Office of Davidson County, Tennessee. Right of Way and Temporary Easement for Slope Purposes of record in Book 9281, Page 105, in the Register's Office of Davidson County, Tennessee. Ordinance No. BL2010-656 filed with the Metropolitan Government of Nashville and Davidson County, Tennessee, which amends Ordinance No. 2009-603 as follows: Saundersville Road right of way at the Northwest corner of Andrew Jackson Parkway and Saundersville Road is abandoned and easements retained by the Metropolitan Government of Nashville and Davidson County, as further described in Section 2 of said Ordinance. Existing unrecorded leases, if any. Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A. The company does not insure the area, square footage, or acreage of the land. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.