RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-4967-2021

Karen Johnson Davidson County
Batch# 839635 DEEDWARR
04/14/2022 08:20:30 AM 6 pgs
Fees: $33.00 Taxes: $5,920.00
20220414-0043193

WARRANTY DEED

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ day of March ,2022

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Runion 2601 Old Hickory Nashville, TN 37138	Same address as new owner	53-12-0-073.00 53-12-0-079.00 53-12-0-074.00 53-12-075.00 53-12-0-078.00 053-12-0-080.00

FOR AND IN CONSIDERATION of the sum of ONE MILLION SIX HUNDRED THOUSAND AND 00/100 Dollars ($1,600,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STONEHORSE REAL ESTATE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JON RUNION,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Property 1: 2601 Old Hickory Blvd, Nashville, TN 37138 / 53-12-0-073.00

Land in Davidson County, Tennessee, being Lots Nos. 10, 11, 12, and 13 of Block 4 on the plan of Dobbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for said County, to which reference is hereby made for a more complete description.

Included in the above description, but excluding therefrom, is a portion of the above-described premises having been conveyed to the State of Tennessee by Deed of record in Book 5017, page 974, said Register's Office, as follows:

Beginning at the point of intersection of the northeast margin of Old Hickory Boulevard (State Route 45) and the southeast margin of 26th Street, thence along the said southeast margin of 26th Strpet, North 44 degrees, 15 minutes East, 19 feet, more or less, to a point; thence along a curve having a radius of 26.5 feet southeastwardly 29 feet, more or less, to a point; thence South 45

degrees, 45 minutes East, 77 feet, more or less, to a point; thence South 44 degrees, 15 minutes West, 6 feet, more or less, to a point in the said northeast margin; thence along the said northeast margin North 45 degrees, 45 minutes, 100 feet, more or less, to the point of beginning, and containing 672 square feet.

Being a portion of the same property conveyed to Stonehorse Real Estate Holdings, LLC, from James O. Oatsvall, Sr., and wife, Jean Y. Oatsvall, by Warranty Deed dated January 3, 2018 and recorded January 16, 2018 in Instrument #20180116-0004342, said Register's Office.

Property 2: 104 26th Street, Old Hickory, TN 37138 / 53-12-0-079.00

Land in Davidson County, Tennessee, being Lots No. 9 of Block 4 on the plan of Dobbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for said County, to which reference is hereby made for a more complete description.

Included in the above description, but excluding therefrom, is a portion of the above-described premises having been conveyed to the State of Tennessee by Deed of record in Book 5017, page 974, said Register's Office, as follows:

Beginning at the point of intersection of the northeast margin of Old Hickory Boulevard (State Route 45) and the southeast margin of 26th Street, thence along the said southeast margin of 26th Street, North 44 degrees, 15 minutes East, 19 feet, more or less, to a point; thence along a curve having a radius of 26.5 feet southeastwardly 29 feet, more or less, to a point; thence South 45 degrees, 45 minutes East, 77 feet, more or less, to a point; thence South 44 degrees, 15 minutes West, 6 feet, more or less, to a point in the said northeast margin; thence along the said northeast margin North 45 degrees, 45 minutes, 100 feet, more or less, to the point of beginning, and containing 672 square feet.

Being a portion of the same property conveyed to Stonehorse Real Estate Holdings, LLC, from James O. Oatsvall, Sr., and wife, Jean Y. Oatsvall, by Warranty Deed dated January 3, 2018 and recorded January 16, 2018 in Instrument #20180116-0004342, said Register's Office.

Property 3: 2615 Old Hickory Blvd., Old Hickory, TN 37138 / 53-12-0-074.00

Lying and being in Davidson County, Tennessee, and being the northerly 63 feet of Lots No 14, 15, and 16 in Block 4, Dabbs and Elliott's Subdivision property, as shown of record in Book 547, page 97, Register's Office of Davidson County, Tennessee, to which record reference is hereby expressly made and adopted. Said Lots front 25 feet each on the southerly side of an alley located at the northerly side of said Lots, and each run back southerly 63 feet between parallel lines to a dead line, and each Lot measures thereon 25 feet.

Being the same property conveyed to Stonehorse Real Estate Holding, LLC a Tennessee limited liability company by Quit Claim Deed from Stillwater Construction & Development, LLC, a Tennessee limited liability company dated _____, 2022 and of record in Instrument No202204140043193 in the Office of the Davidson County Register of Deeds.

Being part of the same property conveyed to Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, as to a 50% undivided interest, and Stillwater Construction & Development, LLC, a Tennessee limited liability company, as to a 50% undivided interest, from Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed dated December 31, 2019 and recorded January 8, 2020 in Instrument #20200108-0002368, said Register's Office.

Being part of the same property conveyed to Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, from Dewey Lineberry and Maribel V. Lineberry, aka Maribel Lineberry, husband and wife, by Warranty Deed dated December 31, 2019 and recorded January 8, 2020 in Instrument #20200108-0002367, said Register's Office.

Property 4: 2609 Old Hickory Blvd, Old Hickory, TN 37138 / 53-12-075.00

Lying and being in Davidson County, Tennessee, and being the southerly 57 feet, or front part, of Lots No. 14, 15, & 16 of Block 4 on the Plan of Dabbs and Elliot's Subdivision No. 1, Old Hickory, as of record in Book 547, page 97 of the Register's Office Davidson County, Tennessee.

Said parts of said lots adjoin and front together 75 feet on the northeasterly side of Old Hickory Boulevard, formerly Concrete Drive, and run back between parallel lines 57 feet to a dead line.

Included in the above description but expressly excluded from the herein conveyance is as follows:

Being a part of Lots 14, 15 & 16, Block 4 on the Plan of Dabbs and Elliott's Subdivision No. 1 of record in Book 547, Page 97, described as follows:

Beginning at the point of intersection of the northeast margin of Old Hickory Boulevard the southeast boundary of the John W. Martin property; thence along the southeast boundary north 44 degrees 15 minutes east 6 feet, more or less to a point; thence south 45 degrees 45 minutes east 75 feet, more or less to a point; thence south 44 degrees 15 minutes west 6 feet, more or less to a point in the said northeast margin; thence along the said Northeast margin north 45 degrees 45 minutes west 75 feet, more or less to the point of beginning and containing 450 square feet.

Being the same property conveyed to Stonehorse Real Estate Holding, LLC a Tennessee limited liability company by Quit Claim Deed from Stillwater Construction & Development, LLC, a Tennessee limited liability company dated _____, 2022 and of record in Instrument No. 202204140043193n the Office of the Davidson County Register of Deeds.

Being part of the same property conveyed to Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, as to a 50% undivided interest, and Stillwater Construction & Development, LLC, a Tennessee limited liability company, as to a 50% undivided interest, from Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed dated December 31, 2019 and recorded January 8, 2020 in Instrument #20200108-0002368, said Register's Office.

Being part of the same property conveyed to Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, from Dewey Lineberry and Maribel V. Lineberry, aka Maribel Lineberry, husband and wife, by Warranty Deed dated December 31, 2019 and recorded January 8, 2020 in Instrument #20200108-0002367, said Register's Office.

Property 5: 2617 Old Hickory Blvd, Old Hickory, TN 37138 / 53-12-0-078.00

Lying and being in Davidson County, Tennessee, and being Lots No. 17, 18, 19, 20, and 21 of Block 4 on the Plan of Dabbs and Elliott Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office of said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stonehorse Real Estate Holding, LLC a Tennessee limited liability company by Quit Claim Deed from Stillwater Construction & Development, LLC, a Tennessee limited liability company dated _____, 2022 and of record in Instrument No 202204140043193 in the Office of the Davidson County Register of Deeds.

Being the same property conveyed to Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, as to a 50% undivided interest, and Stillwater Construction & Development, LLC, a Tennessee limited liability company, as to a 50% undivided interest, from Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed dated December 31, 2019 and recorded January 8, 2020 in Instrument #20200108-0002368, said Register's Office.

Being the same property conveyed to Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, from Dewey Lineberry and Maribel V. Lineberry, aka Maribel Lineberry, husband and wife, by Warranty Deed dated December 31, 2019 and recorded January 8, 2020 in Instrument #20200108-0002367, said Register's Office

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

Property 6: 106 26th Street, Old Hickory, TN 37138 / 053-12-0-080.00

Land in Davidson County, Tennessee, being Lot No. 8 of Block 4 of the map of Dabbs and Elliott's subdivision No. 1 at Old Hickory, as of record in Book 547, Page 97, Register's Office for said county.

Said Lot No. 8 fronts 50 feet on the westerly side of 26th Street and runs back between parallel lines, 144 feet more or less to the northerly margin of a 10 foot alley.

Being a part of the same property conveyed to Stonehorse Real Estate Holdings, LLC by Warranty Deed from James O. Oatsvall, Sr, and wife, Jean Y. Oatsvall dated January 3, 2018 and of record in Instrument No. 20180116-004342 in the Office of the Davidson County Register of Deeds.

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties, and .

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 3 day of March, 2022.

GRANTOR(S)

Stonehorse Real Estate Holdings, LLC, a Limited Liability Company

By: _____
Rick Cook, Member

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named _Rick Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Stonehorse Real Estate Holdings, LLC, a limited liability company, and that he is authorized by Stonehorse Real Estate Holdings, LLC, a limited liability company to execute this instrument on its behalf as such Member.

Witness my hand and official seal this 3 day of March, 2022.

Shannon ONeill
Notary Public

Shannon ONeill
Printed Notary Name

My commission expires: 4/16/2024

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 3/3/2022 (date of document).

Jennifer L. Pennell

3/21/2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 21 day of March, 2022.

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

