Karen Johnson Davidson County
Batch# 1202957 DEEDWARR
11/08/2024 11:04:30 AM 6 pgs
Fees: $33.00 Taxes: $4,717.50
20241108-0087260

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,275,000.00. Affiant Subscribed and sworn to before me, this 7th day of November, 2024. Notary Public My commission expires: 10/17/2027

JOANNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Aldean Rental Properties, LLC P.O. Box 330091 Nashville, TN 37203	SAME	052010B00400CO; 05303028800; 06116029600; 160FK02200; and 144PA04800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **TABLE ROCK ENTERPRISES, LLC** (being one

and the same entity as **TABLE ROCK ENTERPRISES, L.L.C.**, a Louisiana limited liability company) ("Grantor"), has bargained and sold, and by these presents does sell, transfer, and convey unto **ALDEAN RENTAL PROPERTIES, LLC**, a Tennessee limited liability company ("Grantee"), its successors, and its assigns, effective as of this 7th day of November, 2024 (the "Effective Date"), that certain real property in Davidson County and Sumner County, Tennessee, described as follows:

Tract 1 (Map-Par. 052010B00400CO)

Land in Davidson County, Tennessee, being Lot No. 4, as shown on the map entitled Final Plat, Covington Place, of record in Book 9700, page 552, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Table Rock Enterprises, LLC, by deed from National City Bank, of record as Instrument No. 20100802-0060413, Register's Office for Davidson County, Tennessee.

Tract 2 (Map-Par. 05303028800)

Land in Davidson County, Tennessee, being Lot No. 248, on the Plan of Village of Old Hickory, Section "C", of record in Book 1424, page 66 and also Lot No. 285 on the Plan of Village of Old Hickory, Section "C"-1 and Part of Section "C" of record in Book 1424, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Table Rock Enterprises, LLC, by deed from Douglas E. Jones, unmarried, of record as Instrument No. 20070824-0101926, Register's Office for Davidson County, Tennessee.

Tract 3 (Map-Par. 06116029600)

Land in Davidson County, Tennessee, being the easterly part of Lot No. 41 and the westerly 10 feet of Lots Nos. 42 and 43, Block "D" on the Map of the Re-Subdivision of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, dated March 4, 1963, as follows:

Beginning at a point in the southerly margin of Ardee Avenue, said point being 0.8 feet, more or less, easterly from the common front corner of Lots Nos. 40 and 41, thence in a southerly direction along a fence line, 140 feet, more or less, to a point in the rear line of Lot No. 41, which is 7 feet, more or less, easterly from the common rear corner of Lots Nos. 40 and 41; thence in an easterly direction along the rear line of Lot No. 41, and passing the southeast corner of Lot No. 41, along said line

extended, 53 feet, more or less, to a point which is 10 feet easterly from said southeast corner of Lot No, 41; thence northwardly along a line 10 feet easterly from and parallel to the easterly line of Lot No. 41, a distance of 140 feet to a point in the southerly margin of Ardee Avenue; thence westwardly along said margin of Ardee Avenue, a distance of 59.2 feet, more or less, to the point of beginning.

Being the same property conveyed to Table Rock Enterprises, LLC, by deed from Kevin F. Brown, unmarried, of record as Instrument No. 20050609-0066291, Register's Office for Davidson County, Tennessee.

Tract 4 (Map-Par. 160FK02200)

Land in Sumner County, Tennessee, being Lot No. 100, as shown on the map entitled Hillwood Estates, Section 4-C, Part 2, Section C, of record in Plat Book 10, page 369, Register's Office for Sumner County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Table Rock Enterprises, LLC, by deed from HSBC Bank USA, N.A., as Trustee on behalf of Ace Securities Corp., Home Equity Loan Trust and for the Registered Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2006-HE2, Asset Backed Pass-Through Certificates, a corporation organized and existing under the laws of the United States, of record in Record Book 3339, page 720, Register's Office for Sumner County, Tennessee.

Tract 5 (Map-Par. 144PA04800)

Land in the 5th Civil District of Sumner County, Tennessee, being Lot #4 and the east 100 feet of Lot #5 in Ridgecrest Estates Subdivision, a plat of which is of record in Plat Book 7, page 17, in the Register's Office for Sumner County, Tennessee, to which reference is hereby made for a more complete description of said lot.

LOT #4: Fronting 135 feet on the north side of Ridgecrest Drive and extending in a northerly direction 100 feet on the east line and 101 feet on the west line to a dead line in the rear, measuring 113.5 feet thereon.

EAST 100 feet of Lot #5: BEGINNING at a point in the north margin of Ridgecrest Drive, same being the southeast corner of this lot and the southwest corner of Lot #4; thence in a northerly direction 101 feet to a point; thence in a westerly direction 103.5 feet to a point in the center of a 30-foot driveway; thence in a southerly direction with the center of said driveway, 130 feet, more or less to the north margin of Ridgecrest Drive; thence in an easterly direction with the north margin of Ridgecrest Drive 100 feet to the point of beginning.

Being the same property conveyed to Table Rock Enterprises, LLC, by deed from Stacey L. Page of record in Record Book 3283, page 689, Register's Office for Sumner County, Tennessee.

This conveyance is made subject to the following matters: (1) matters shown on the Plan of record in Book 9700, page 552, Register's Office for Davidson County, Tennessee (Tract 1); (2) Declaration of Covenants, Conditions, and Restrictions for Covington Place, a Planned Unit Development, of record in Book 11289, page 97, Register's Office for Davidson County, Tennessee, as amended in Book 11418, page 596, Register's Office for Davidson County, Tennessee (Tract 1); (3) matters shown on the Plan of record in Book 1424, page 66, Register's Office for Davidson County, Tennessee, and Book 1424, page 130, Register's Office for Davidson County, Tennessee (Tract 2); (4) easement(s) contained in instrument of record in Book 1814, page 328, Register's Office for Davidson County, Tennessee (Tract 2); (5) matters shown on the Plan of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee. (Tract 3); (6) matters shown on the Plan of record in Plat Book 10, page 369, Register's Office for Sumner County, Tennessee (Tract 4); (7) Restrictive Covenants for Hillwood Estates, Four C – Part II – Section C, of record in Deed Book 458, page 379, Register's Office for Sumner County, Tennessee, as amended in Deed Book 461, page 40, Register's Office for Sumner County, Tennessee (Tract 4); and (8) matters shown on the Plan of record in Plat Book 7, page 17, Register's Office for Sumner County, Tennessee (Tract 5).

This is improved property known as 101 Rothwood Court, Madison, TN 37115 (Tract 1); 1511 Berry Street, Old Hickory, TN 37138 (Tract 2); 1326 Ardee Avenue, Nashville, TN 37216 (Tract 3); 211 Township Drive, Hendersonville, TN 37075 (Tract 4); and 102 Ridgecrest Drive, Hendersonville, TN 37075 (Tract 5).

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging to the said Grantee, its successors, and its assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's successors, and Grantor's assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns, against the lawful claims of all persons whomsoever.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

TABLE ROCK ENTERPRISES, LLC
(being one and the same entity as
TABLE ROCK ENTERPRISES, L.L.C.,
a Louisiana limited liability company)

By: _____
James Ladas, Authorized Representative

STATE OF Texas)
COUNTY OF Travis)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES LADAS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **AUTHORIZED REPRESENTATIVE** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 6th day of November, 2024.

_____
Notary Public

My Commission Expires: 6/17/28

WILLIAM GERMOND
My Notary ID # 134947600
Expires June 17, 2028

True Copy Certification

I, William T. Smith, 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 November 7, 2024.

W. T. P

Affiant Signature

Date: 11/7/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of November, 2024.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

