Karen Johnson Davidson County
Batch# 1284475 DEEDWARR
06/13/2025 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20250613-0046451

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 6-27-26
(AFFIX SEAL)

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO.	MAP/PARCEL NO(S).
Sky Horse, LLC	Sky Horse, LLC	039 00 0 156.00 P/O
(NAME)	(NAME)	
103 Continental Pl, Ste 110	103 Continental Pl, Ste 110	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James E. Brown and Diane R. Brown, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Sky Horse, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, 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:

Land in Davidson County, Tennessee beginning at a point in the Northerly margin of Old Hickory Boulevard, (30 feet from the centerline), thence North 34 deg. 23 min. East 395.84 feet to an iron pin; thence South 62 deg. 41 min. East 159.31 feet to an iron pin; thence, South 28 deg. 33 min. West 404.16 feet to an iron pin in the Northerly margin of Old Hickory Boulevard; thence, with the Northerly margin of Old Hickory Boulevard North 59 deg. 47 min. West 140.90 feet to a point; thence continuing with the Northerly margin of Old Hickory Boulevard North 58 deg. 40 min. West 58.70 feet to the Point of Beginning containing 1.65 acres, more or less, according to a survey of Payne Land Surveying, dated October 19, 1989, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James E. Brown and Diane R. Brown, husband and wife, by Warranty Deed from Stewart Smith, unmarried, of record in Instrument No. 20180801-0075046, in the Register's Office for Davidson County, Tennessee, dated July 25, 2018 and recorded on August 1, 2018.

NOTE: By a Warranty Deed of record in Book 8876, Page 441, Register's Office for Davidson County, Tennessee, under date of December 28, 1992, James E. Brown, being the same person as the Seller above, sold the above described parcel, which was part of a larger tract then owned by him, to Ellis (the "Ellis Deed"). Due to an error by the drafter, the Ellis Deed contained an erroneous call in the description of: "South 28 deg. 33 min. West 104.16 feet" in lieu of the correct call, which was: "South 28 deg. 33 min. West 404.16 feet" as shown above. This error was repeated in each deed as to this parcel, including the Warranty Deed of record as 20180801-0075046, Register's Office for Davidson County, Tennessee, under date of August 1, 2018, whereby James E. Brown, being the same person as the Seller under the

Ellis Deed, and his wife, Diane R. Brown, purchased this same parcel. James E. Brown as the seller under the Ellis Deed, and under this Warranty Deed, conveys the parcel with the correct description.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure (rev 9/21/20) recorded in Instrument No. 20211020-0141047.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 6991 Old Hickory Blvd, Whites Creek, TN 37189
(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 successors 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 successors 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.

Effective the 12th day of June, 2025.

James E. Brown

Diane R. Brown

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, James E. Brown and Diane R. Brown, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2025.

Notary Public

Printed Name: the undersigned

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 12 day of June, 2025.

K. Thomas Sidwell
Date: 06/12/2025

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 12 day of June, 2025.

Notary Public
My Commission Expires: 1-21-26

