RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLC-31418-25

Karen Johnson Davidson County
Batch# 1290615 DEEDWARR
06/26/2025 02:38:30 PM 4 pgs
Fees: $23.00 Taxes: $2,497.50
20250626-0050573

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2025

NOTARY PUBLIC

My commission expires: 10/4/2027

LEE E CRANFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rancho Divine Properties (Series B), LLC 181 HICKS RD NASHVILLE, TN 37221	Same address as new owner	142-00-0-139.00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($675,000.00) 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, **CHARLES TURNEY STEVENS, JR., TRUSTEE OF THE TURNEY & JEANNE STEVENS FAMILY TRUST DATED JUNE 1, 2012 AND ALICE STEVENS, TRUSTEE OF THE TURNEY & JEANNE STEVENS FAMILY TRUST DATED JUNE 1, 2012**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RANCHO DIVINE PROPERTIES (SERIES B), LLC**, 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:

Being in the 9th Civil District of Davidson County, Tennessee, on the westerly side of the Hicks Road, being a portion of a tract of land of record in Book 2150, page 575, Register's Office for said County, and described from Corner A to Corner L by Survey of S. H. Hutchison, dated July 5, 1966 and other lines drawn from deed, as follows:

Beginning at an iron stake, G Mosley's northwest corner, thence with Mosley's west line, South 10 degrees West, 210 feet to an iron stake in Morley's North line, Mosley's southwest corner; thence with Morley's north line, South 88 degrees West, striking J. Haze's north line at 193 feet, in all 500 feet, more or less, to a 7-inch hackberry tree in the Hazes' line, sugar tree pointer; thence a new line as follows: North 1 degree, 30 minutes East, 162.5 feet to a center of an elm tree; North 11 degrees 30 minutes East, 101 feet to the center of a sugar tree, sugar tree pointer; North 28 degrees, 15 minutes East, 163 feet to a small sugar tree, large elm pointer; North 39 degrees, 10 minutes East, 153 feet to an iron stake in an old farm road, two sugar trees as pointers; thence with said old road, as follows: North 65 degrees, 30 minutes east, 177 feet to an iron stake, sassafras pointer, North 83 degrees, 39 minutes East, 120 feet to an iron stake, small elm pointer; North 74 degrees, 30 minutes East, 180 feet to a point in the Hicks Road, stake in line on westerly

margin of road; thence with the present Hicks Road, as follows: South 42 degrees East, 150 feet; South 10 degrees East, 132 feet; South 8 degrees West, 165 feet, more or less, to a point in said road, Guy Mosley's northeast corner; thence leaving the Hicks Road with Mosley's north line, South 87 degrees West, 231 feet to the point of beginning, containing 7.26 net acres, more or less, or 7.53 gross acres, more or less, including by excluding one-half of the Hicks Road.

Being a portion of the same property conveyed to C. Turney Stevens, Sr., C. Turney Stevens, Jr., and Alice Stevens, Trustees of the Turney & Jeanne Stevens Family Trust, from Jeanne M. Stevens by Quitclaim Deed dated December 21, 2012 and recorded December 26, 2012 in Instrument #20121226-0119007, said Register's Office. Corrected by Scrivener's Affidavit of Correction of record in Instrument #20200821-0094356. The said C. Turney Stevens, Sr., aka Charles Turney Stevens, Sr., having died June 29, 2016.

Being a portion of the same property conveyed to Jeanne M. Stevens from C. Turney Stevens, Sr., by Quitclaim Deed dated December 20, 2012 and recorded December 21, 2012 in Instrument #20121221-0117811, said Register's Office.

Being the same property conveyed C. Turney Stevens and wife, Jeanne M. Stevens from C. Turney Stevens and wife, Jeanne M. Stevens, David Bate Persons, Trustee, by Quitclaim Deed dated December 30, 1996 and recorded December 30, 1996 in Book 10304, page 379, said Register's Office.

Being the same property conveyed to C. Turney Stevens and wife, Jeanne M. Stevens, from Harry Wilbur Meadows and wife, Edith Louise Meadows, by Warranty Deed dated May 17, 1971 and recorded June 18, 1971 in Book 4512, page 293, 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.

This is unimproved property, known as: 0 Hicks Road, Nashville, TN 37221

TO 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 current year property taxes, which taxes are being prorated between the parties.

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 26th day of June, 2025

GRANTOR(S)

The Turney & Jeanne Stevens Family Trust dated June 1, 2012

By: Charles Jr. Co. Trustee
Charles Turney Stevens, Jr., Trustee

By: Alice Stevens, Trustee
Alice Stevens, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Charles Turney Stevens, Jr., and Alice Stevens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who represented themselves as Charles Turney Stevens, Jr. to be the Trustee of The Turney & Jeanne Stevens Family Trust dated June 1, 2012 and Alice Stevens, Trustee of The Turney & Jeanne Stevens Family Trust dated June 1, 2012, and who acknowledged that they executed the within instrument for the purposes therein contained as said Trustee of The Turney & Jeanne Stevens Family Trust dated June 1, 2012 and Trustee of The Turney & Jeanne Stevens Family Trust dated June 1, 2012.

WITNESS my hand and seal, this the 26th day of JUNE, 2025.

Notary Public

LEE E. CRANFORD
Printed Notary Name

My commission expires: 10/4/2027

LEE E CRANFORD
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 June 26, 25 (date of document).

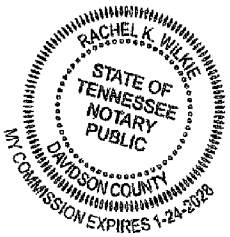
June 26, 25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 26, 2025.

Notary's Signature

My Commission Expires: _____



Notary's Seal