THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 1295557 DEEDWARR
07/09/2025 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20250709-0054143

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Georgina Odoi-Inkum and Christopher Inkum 3824 Brick Church Pike Nashville, TN 37207	Success Mortgage Partners 1200 S. Sheldon, Suite 150 Plymouth, MI 48170	041-00-0-042.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ROCKY TOP BNB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **GEORGINA ODOI-INKUM AND CHRISTOPHER INKUM, WIFE AND HUSBAND,** ("Grantees" herein), their successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

LAND IN THE 2ND CIVIL DISTRICT (formerly the 10TH AND 12TH CIVIL DISTRICTS) OF DAVIDSON COUNTY, TENNESSEE, and being described in part according to a survey by John B. Rainey, Surveyor #823, dated October 6, 1977, and known as Job No. 77-344, as follows:

BEGINNING at an iron pin on the westerly margin of Brick Church Pike, said iron pin being N. 8 deg. 26' E. 925.0' from the northeast corner of the Jerry Crecelius property of record in Deed Book 4451, Page 519, Register's Office for Davidson County, Tennessee; thence leaving the margin of said Brick Church Pike, N. 81 deg. 53' W. 1349.46' to an iron pin; thence S. 8 deg. 26' W. 200.0' to an iron pin; thence N. 81 deg. 53' W. 982.11' to an iron pin in line of the C. W. Cone land of record in Deed Book 1847, Page 522, Register's Office for Davidson County, Tennessee; thence with Cone's line N. 5 deg. 00' E and passing Cones line at 228.93' in all 359.45' to an iron pin; thence S. 82 deg. 53' E. 2353.68' to an iron pin on the westerly margin of Brick Church Pike; thence with the margin of said Brick Church Pike S. 8 deg. 26' W. 200.00' to the point of beginning, containing 14.21 acres, more or less.

Being the same property conveyed to ROCKY TOP BNB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from PAUL D. BOWMAN AND WIFE, PATSY BOWMAN, of record as Instrument No. 20220606-0064701, dated May 31, 2022, said Register's Office.

Being improved property known as: 3824 Brick Church Pike, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever and GRANTOR does covenant with said GRANTEES 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.

And GRANTOR does further covenant and bind itself, its assigns, successors 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. The conveyance herein is subject to 2025 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 27 day of June, 2025.

ROCKY TOP BNB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: DAVID COOK ALLENDER
ITS: SOLE MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared DAVID COOK ALLENDER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the SOLE MEMBER OF ROCKY TOP BNB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that he as such SOLE MEMBER, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 27th day of June, 2025.

Notary Public

My Commission Expires: 1/11/26

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$1,300,000.00.**

Sworn to and subscribed before me this 27 day June, 2025.

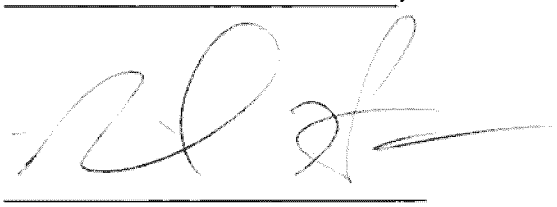
Notary Public

My Commission Expires: 3/

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Nick Harris, 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 27, 2025**.



Affiant Signature

6/27/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **27** day of **June**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

