BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1300597 DEEDWARR
07/22/2025 11 07 33 AM 2 pgs
Fees $13 00 Taxes $2,035 00

20250722-0057661

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF JUNE, 2025

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-13-2026

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Hickok Properties, LLC	Same as New Owner	
(NAME) 3500 Saindon Street	(NAME)	129-04-0-081 00
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BB SOUTHERN HOLDINGS, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HICKOK PROPERTIES, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Althauser and Bransford's unrecorded Subdivision of Lot A-2, Highlands of Belle Meade No. 2, of record in Book 843, Page 18, Register's Office for said County, and described according to a copy of a survey thereof made by Blanchard and Parrish, Engineers, in November, 1939, as follows:

Beginning at a point in the Easterly margin of Old Harding Road at the corner of lots Nos. 17 and 18; thence with the line between said lots Easterly 293 feet to the West Right-of-Way line of the Memphis to Bristol Highway; thence with the line of the same, South 52 degrees 27 minutes West 106 feet to the corner of lots 18 and 19; thence with the line between said lots Westerly 259 feet to the margin of Old Harding Road; thence with the margin of same North 33 degrees 13 minutes East 100 feet to the beginning.

Being the same property conveyed to Meghan Diane Rees, unmarried by Warranty deed from Susan Abington Michael, unmarried of record in Instrument No. 20150508-0042073 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 08, 2015.

Being the same property conveyed to BB Southern Holdings, LLC by Warranty Deed of record in Instrument No. 20250722-0057563**, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

JW2025-772

unimproved
This is improved x property, known as 5927 Old Harding Pike, Nashville, TN 37205
(House Number) (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 heirs 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 heirs 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.

Witness my hand this 4th day of June, 2025

BB SOUTHERN HOLDINGS, LLC

BY _____
BRAD BARS, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Brad Bars, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of BB Southern Holdings, LLC, and that he as such Member of BB Southern Holdings, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of BB Southern Holdings, LLC

Witness my hand and official seal this 4th day of June, 2025.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public

JW2025-772