Karen Johnson Davidson County
Batch# 1318109 DEEDWARR
09/04/2025 11:10:30 AM 4 pgs
Fees: $23.00 Taxes: $7,770.00
20250904-0070680

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38649-04-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,100,000.00. Affiant Subscribed and sworn to before me this 2nd day of September, 2025. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner: Valley View Development Partners, LLC 84 Altentann Nashville, TN 37215	**Send Tax Bills To:** Valley View Development Partners, LLC 84 Altentann Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 17100004400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jesse T. Blair and Lacey P. Blair, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Valley View Development Partners, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5645 Valley View Road, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being the Northerly 75 feet of Lot No. 43 and the Southerly 125 feet of Lot No. 44 on the Plan of BRENTWOOD GARDENS SUBDIVISION, of record in Plat Book 1130, Page 16, Register's Office for Davidson County, described as follows:

Beginning on the Westerly margin of Valley View Road, at a point 1525 feet South of the Southerly margin of Old Hickory Boulevard; thence with the Westerly margin of said Valley View Road, Southwardly 147 feet to the beginning of a curve, continuing with the Westerly margin of said Road and along said curve, Southwardly 53 feet to the Northeast corner of a part of Lot No. 43 conveyed to Ernest Stampfli, Jr. and wife, by deed from Curtis B. Haley, Trustee of record in Book 1371, Page 305, said Register's Office; thence with said Stampfli's Northerly line, Westwardly 444 feet to the Western boundary line of said BRENTWOOD GARDENS SUBDIVISION; thence with said line Northwardly 200 feet, thence Eastwardly 436.5 feet, more or less, to the beginning.

Being the same property conveyed to Jesse T. Blair and Lacey P. Blair, husband and wife, by Warranty Deed from Albert R. Watts III and Laura C. Watts, of record in Instrument No. 20160511-0046859, in the Register's Office of Davidson County, Tennessee, dated April 22, 2016 and recorded on May 11, 2016.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 17100004400.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRENTWOOD GARDENS SUBDIVISION, as recorded in Plat Book 1130, Page(s) 16.
4. Order of the Metropolitan Board of Zoning Appeals recorded in Instrument No. 20031201-0155569.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of September, 2025.

Jesse T. Blair

Lacey P. Blair

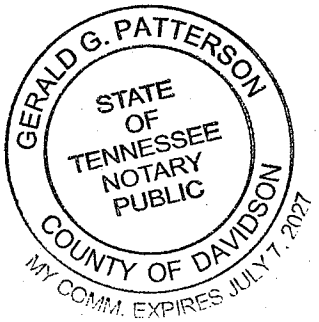
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jesse T. Blair and Lacey P. Blair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of September, 2025.

Notary Public

My Commission Expires:



Tennessee Certification of Electronic Document

I, George Mudter, 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 September 2, 2025 (date of document).

Affiant Signature

9/4/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027