# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES 03/16/26

(AFFIX SEAL)




W-CRE-25-0-2

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Matthew Hornbeck** | **SAME AS NEW OWNER** | |
| (NAME) | (NAME) | **100-00-0-094 00** |
| **3901 Whitland Ave 10** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37205** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE VIRTUAL WEALTH CLUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW HORNBECK, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

A tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows

Beginning at an iron pin set in the southerly margin of Old Pond Creek Road, thence with the southerly margin of Old Pond Creek Road and a curve to the left, said curve having a central angle of 17 degrees 06 minutes 47 seconds, a radius of 270 feet, a length of 80 64 feet and a chord bearing a distance of South 80 degrees 20 minutes 16 seconds East 80 34 feet, thence, South 88 degrees 53 minutes 40 seconds East, 67 79 feet to the beginning of a curve to the left, thence, with said curve having a central angle of 21 degrees 27 minutes 49 seconds a radius of 553 00 feet, a length of 207 16 feet and a chord bearing a distance of North 80 degrees 22 minutes 25 seconds East, 205 95 feet, thence, continuing with said margin, North 69 degrees 38 minutes 31 seconds East 164 97 feet to an iron pin set, thence, severing the Timothy C and Suzanne E Cox property as of record in Instrument No 200403170030492 R O D C , TN South 2 degrees 10 minutes 48 seconds West, 511 30 feet to an iron pin set; thence North 87 degrees 49 minutes 13 seconds West 501 41 feet to an iron pin set, thence North 2 degrees 10 minutes 48 seconds East 415 12 feet to the point of beginning containing 217,802 sq ft or 5 01 acres, more or less, and being prepared by Southern Precision Land Surveying Inc , P O Box 220, Pegram, TN 37143-0220, File No 08-0064 Brian A McCain RLS No 2256

Being the same property conveyed to Michael Bouldin by Warranty Deed from Barbara W Abernathy, married of record in Instrument No 20170522-0050364 Register's Office for Davidson County, Tennessee, dated May 18, 2017 and recorded on May 22, 2017

Being the same property conveyed to The Virtual Wealth Club LLC, a Delaware limited liability company by Warranty Deed from Michael Bouldin of record in Instrument No 20251003-0078978 , Register's Office for Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Restrictions as contained in Deed of record as Instrument Number 20101029-0086957 in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as **0 Old Pond Creek Rd , Pegram, Tennessee 37143**

Karen Johnson Davidson County
Batch # 1329906 **DEEDWARR**
10/03/2025 10 32 32 AM 2 pgs
Fees $13 00 Taxes $471 75

20251003-0078987

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 1st DAY OF OCTOBER, 2025

The Virtual Wealth Club, LLC
BY Kyle Davis
Kyle Davis
Authorized Agent

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KYLE DAVIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of THE VIRTUAL WEALTH CLUB, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 1st of October, 2025

Notary Public
My Commission Expires 10/25/2027
(SEAL)

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

**Certificate of Authenticity**

I, **John Gleaves** do hereby make oath that I am 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 10/1/25.

Affiant Signature

October 2, 2025

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 2nd day of October, 2025