WARRANTY DEED

Karen Johnson Davidson County
Batch# 1345504 DEEDWARR
11/13/2025 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20251113-0090287

File No. BC-25-469

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of November, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-24-2028

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sallie Amanda Gibson	New Owner	
(NAME)	(NAME)	
2650 FM 407 E, STE 145-115		143-02-0A-004.00-CO
(ADDRESS)	(ADDRESS)	
Bartonville, TX 76226		
(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, I/WE, **SDT PROPERTIES, LLC, A TEXAS MEMBER MANAGED LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SALLIE AMANDA GIBSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, 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. 4 on the Plan of Phase Three Harpeth Trace Estates, as of record in Plat Book 5200, pages 751, 752, and 753, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to SDT Properties, LLC, a Texas Member Managed Limited Libility Company, by Warranty Deed from Ronald Alan Heady and Arlene Lynn Heady, husband and wife, of record in Instrument No. 20250820-0066492 Register's Office for Davidson County, Tennessee, dated August 19, 2025 and recorded on August 20, 2025.

This is property more commonly known as: **620 Harpeth Trace Drive, Nashville, TN 37221.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 10th day of November, 2025.

SDT PROPERTIES, LLC, a
Texas limited liability company

By: Steven Thompson
Its: Authorized Member

STATE OF TEXAS
COUNTY OF Denton

On this the 10th day of November, 2025, before me personally appeared **Steven Thompson**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Member of SDT Properties, LLC, the within named bargainor, a Texas limited liability company, and that he as such Authorized Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of SDT Properties, LLC, as Authorized Member.

Witness my hand and official seal, this the 10th day of November, 2025.

NOTARY PUBLIC
My Commission Expires: 08-28-2029

AGUSTIN Q BARRERA
Notary Public, State of Texas
Comm. Expires 08-28-2029
Notary ID 135530249

Certificate of Authenticity

I, **Ryan Lux**, 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 **11/10/25**.

Date

Affiant Signature

11/12/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12** day of **November**, 2025.

Notary's Signature

My Commission Expires: 2/26/2029

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029