Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
17885

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1360583 DEEDWARR
12/22/2025 01:08:18 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20251222-0101520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

William W. Middleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/21/2028
(AFFIX SEAL)

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0566

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William Middleton and Linda Middleton	NEW OWNER	Map: 07504010000
(NAME) 90 Blake Dr.	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THOUSAND AND NO/100 DOLLARS ($400,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

OLD HICKORY PROPERTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY, SERIES 537,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIAM MIDDLETON AND WIFE, LINDA MIDDLETON,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 334, on the Plan of Section Five, Tulip Grove, of record in Plat Book 4175, Page 71, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Old Hickory Property LLC, a Tennessee Limited Liability Company, Series 537, by Quitclaim Deed from Ricky L. McClintock and wife, Laurel N. McClintock, of record in Instrument No. 20160516-0048552, dated May 13, 2016, Register's Office for said County. See also prior deed of record in Instrument No. 20131206-0124475, said Register's Office.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 4175, Page 71, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4349, Page 112 and Book 4367, Page 936, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 537 Frankfort Drive, Hermitage, TN 37076
(House No.) (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 our hands this 19th day of December, 2025.

Old Hickory Property LLC, a Tennessee Limited Liability Company, Series 537

BY: Ricky L McClintock
Ricky L. McClintock
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ricky L. McClintock with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Managing Member respectively of Old Hickory Property LLC, a Tennessee Limited Liability Company, Series 537, the within named bargainer, and that he as such Managing Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 19th day of December, 2025.

My Commission Expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON