Karen Johnson Davidson County
Batch# 1369517 DEEDWARR
01/13/2026 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $8,049.39
20260113-0003249

RECORD AND RETURN TO:
3 Steves Other Properties, LLC
PO Box 1955
Mt. Juliet, TN 37121

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,175,511.11. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY 2026. NOTARY PUBLIC My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES JULY 23, 2026

THIS INSTRUMENT PREPARED BY:
3 Steves Other Porperties, LLC, P.O. Box 1955, Mt. Juliet, TN 37121

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
3 Steves Other Properties, LLC P.O. Box 1955 Mt. Juliet, TN 37121	Same as Address of New Owner	084 01 0 068.00

FOR AND IN CONSIDERATION of the sum of TWO MILLION ONE HUNDRED SEVENTY-FIVE THOUSAND FIVE HUNDRED ELEVEN and 11/100 DOLLARS ($2,175,511.11), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Hooper Property, LLC, a Tennessee limited liability company**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey all its rights, title and interest unto **3 Steves Other Properties, LLC, a Delaware limited liability company** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Lying and being in Davidson County, Tennessee, and being part of Lots No. 1 and 2 on the Map of J. B. Armstrong's division of the Lellyet Tract of record in Book 161, page 51, Register's Office for Davidson County, Tennessee, and being Lot No. 1 of the Ernest W. Colbert Property, formerly Cornelia Fort, not of record, described as follows according to a survey made by Joel B. Spaulding, Engineer, dated June 1960, as follows:

Beginning at a monument in the northeasterly margin of Air Park Drive, being the south corner of Lot No. 40 on the Plan of Dugger Heights, Section III, as of record in Book 1835, page 54,

said Register's Office; thence with the southeasterly line of Lots No. 22 and 40 of said Dugger heights, Section III, North 49° 49 min. East, 402.4 feet to a monument at the common corner of Lots No. 21 and 22 of said Dugger heights, Section III, and Lots No. 1 and 3, South 39° East, 100 feet to an iron pin; thence South 49° 53 min West, 397.6 feet to an iron pin in the northeasterly margin of said margin of said drive; thence with the same, North 46° 58 min., West 7.15 feet to the beginning of a curve; thence with the same

Being the same property conveyed to Hooper Property, LLC, a Tennessee limited liability company, by Warranty Deed from Auvergne D'Antignac, an unmarried person, dated May 25, 2007, recorded May 25, 2007, of record in Instrument No. 20070525-0062750, Register's Office for Davidson County, Tennessee.

This improved property commonly known as **2621 Airpark Drive, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as setforth herein above.

And Grantor does durther covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the property to the said Grantee, its successors and assigns against the lawful claims of all person whomsoever.

IN WITNESS WHEREOF, the Grantor have caused this Warranty Deed to be executed this 9 day of January 2026.

HOOPER PROPERTY, LLC, a Tennessee
limited liability company

BY: _____
Kingsley C. Hooper, Managing Member

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kingsley C. Hooper, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) the within named bargainor who further acknowledged that he has executed the within instrument for the purposes therein contained by signing his name by his free act and deed.

Witness my hand and official seal at office on this the 9 day of January 2026.

_____
Notary Public
My Commission Expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Jan 9, 26 (date of document).

Jennifer L Pennell

Jan 9, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Jan 9, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON