This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-7644-TM

Karen Johnson Davidson County
Batch# 1375599 DEEDWARR
02/04/2026 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,158.10
20260204-0007683

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $313,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of January, 2026.

Notary Public
My Commission Expires: 11-8-2028

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
ESNA Enterprises LLC 1202 Warner Court Brentwood, TN 37027	New Owner	114 00 0 135.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Timothy E. Runyon, unmarried** (individually and/or collectively, "Grantor"), transfer and convey unto **ESNA Enterprises LLC, a Delaware Limited Liability Company** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lot Nos. 8 and 9 on the preliminary plan of LOCUST VALE, not of record, described as follows:

Tract I:
Beginning at a point in the Southerly margin of Old Charlotte pike, being the Northwesterly corner of Lot #8 and the Northeasterly corner of Lot #7, in said Plan, running thence Easterly along the Southerly margin of Old Charlotte Road 100 feet to a point; thence Southerly along a line parallel to the line between Lots Nos. 7 and 8, a distance of 200 feet to a point; thence Westerly and parallel with the Southerly margin of Old Charlotte Avenue, 100 feet to a point in the dividing line between Lots Nos. 7 and 8 on said plan; thence Northerly along the dividing line between said lots, 200 feet to the Point of Beginning.

Tract II:
Beginning at an iron stake at the Southwest corner of the property conveyed to Glenn Norris Bryant and wife, by deed from Jimmy M. Hand, of record in Book 5871, Page 433, as corrected in Book 6046, Page 876, Register's Office for Davidson County, Tennessee; thence with Bryant's Southerly line South 81 degrees East 100 feet to an iron stake; thence South 6 degrees 30 minutes West 206.4 feet to an iron stake; thence North 83 degrees 30 minutes West 99.6 feet to an iron stake; thence North 6 degrees 30 minutes East 210 feet to the beginning, containing 0.47 acres, more or less.

Being the same property conveyed to Timothy E. Runyon, unmarried, by Warranty Deed from Glenn Norris Bryant and wife, Mary Jo Bryant, of record in Book 9883, Page 154, in the Register's Office of Davidson County, Tennessee, dated December 07, 1995 and recorded on December 08, 1995.

This is improved property located at: **7345 Old Charlotte Pike, Nashville, TN 37209**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of January, 2026.

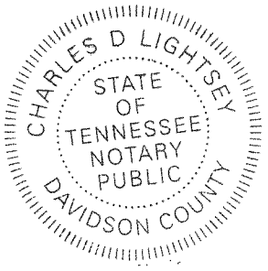
GRANTOR:

Timothy E. Runyon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy E. Runyon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of January, 2026.



Notary Public
My Commission expires: 3/3/26

202602040007683

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, 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 **January 30, 2026**.

Affiant Signature

01/30/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **January 30, 2026**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY