Karen Johnson Davidson County
Batch# 1377281 DEEDWARR
02/09/2026 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20260209-0009107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2026

Notary Public

MY COMMISSION EXPIRES: 9/26/29

(AFFIX SEAL)

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| VETS4VETS HOLDINGS LLC | New Owner | 053-12-0-09000 |
| (NAME) | (NAME) | |
| 313 Bluebird Dr. Ste B | | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville TN 37072 | | |
| (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, WE,

**GOULD ENTERPRISES, INC., A TENNESSEE CORPORATION,**

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

**VETS4VETS HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,**

HEREINAFTER CALLED THE GRANTEES, 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 Nos 6 and 7, Block 5, Dabbs and Elliot Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, Page 97, Register's Office for said County.

Said Lot Nos. 6 and 7 front 25 feet each on the northeasterly side of Concrete Drive and run back between parallel lines 120 feet to an alley, Lot No. 6 running back with the southeasterly margin of 28th Street.

Included not excluded is a portion of the premises taken by the State of Tennessee as referenced in instruments of record in Book 5077, Page 944, and Book 5552, Page 157, Register's Office for Davidson County, Tennessee.

Gould Enterprises, Inc., a Tennessee Corporation

Being the same property conveyed to Gould Enterprises, Inc., a Tennessee Corporation by Deed dated May 27, 2022 from Alicia Griffith, a single person, recorded May 31, 2022, in Instrument Number 20220531-0062371, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #22828

This *Improved* property is commonly known as: 2803 Old Hickory Boulevard, Nashville, TN 37138

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(s) this 30th day of January, 2026

Gould Enterprises, Inc., a Tennessee Corporation

By: Ellen W. Gould

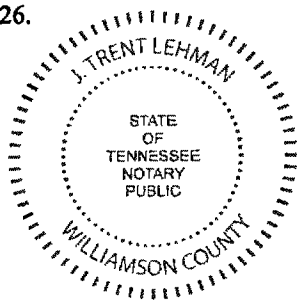
Ellen W. Gould, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of January, 2026, before me personally appeared Ellen W. Gould, Authorized Agent of Gould Enterprises, Inc. and David Gould, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of January, 2026.

Notary Signature
My commission expires: 9/26/29




LT&E File #22828

## Certificate of Authenticity

I, J. Trent Lehman, 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 1/30/26.

Date

Affiant Signature

2/3/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of February, 2026.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

