Karen Johnson Davidson County
Batch# 1378707 DEEDWARR
02/10/2026 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260210-0010110

WARRANTY DEED

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

File No. HG-26-1058

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of February, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Hunt	New Owner	
(NAME)	(NAME)	
124 Rock Street	2503 Hart Street	060-15-0-037.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(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, **Rocky Top Two, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Hunt, a married man**, 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 the westerly 168 feet of Lot No. 33 on the Plan of Jones and Harts Subdivision of record in Book 332, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 33 fronts 168 feet on the southerly margin of Rock Street, and runs back between parallel lines 200 feet to the northern margin of Lot No. 34 on said plan.

Being the same property conveyed to Rocky Top Two, LLC, a Tennessee limited liability company by Warranty Deed from Beverly McQuiston, a widow of record in Instrument No. 20201029-0126015 Register's Office for Davidson County, Tennessee, dated October 26, 2020 and recorded on October 29, 2020.

Eddie Ray Anderson and Judy Broda Anderson join in this conveyance in their individual capacities, due to Rocky Top Two, LLC being administratively dissolved. This deed is executed as part of the process of winding up the business of the limited liability company.

This is property more commonly known as 124 Rock Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 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 6th day of February, 2026.

Rocky Top Two, LLC, a Tennessee Limited Liability Company

By: _____
Eddie Ray Anderson, Member

_____
Eddie Ray Anderson, individually

By: _____
Judy Broda Anderson, Member

_____
Judy Broda Anderson, individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county mentioned, personally appeared Eddie Ray Anderson and Judy Broda Anderson, Members of Rocky Top Two, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Members of Rocky Top Two, LLC, the within named bargainor, a Limited Liability Company, and that such Eddie Ray Anderson and Judy Broda Anderson, Members of Rocky Top Two, LLC as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and seal, at office in NASHVILLE, TN, this 6th day of February, 2026.

_____
Notary Signature

My commission expires:_____

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of February, 2026, before me personally appeared Eddie Ray Anderson and Judy Broda Anderson, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand and seal, at office in NASHVILLE, TN, this 6th day of February, 2026.

_____
Notary Signature

My commission expires:_____

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Tennessee Certification of Electronic Document

I, Heather Guthrie, 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 **February 6, 2026** (date of document).

Affiant Signature

February 6, 2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **6th** day of **February**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 12/2/28

NOTARY'S SEAL

