WARRANTY DEED

Karen Johnson Davidson County
Batch# 1378788 DEEDWARR
02/10/2026 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20260210-0010220

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File No. CR-26-1186

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery (as)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/13/2028
(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
Guy Allen Fell	New Owner	
(NAME)	(NAME)	041-08-0-016.00
1190 Old Hickory Boulevard		
(ADDRESS)	(ADDRESS)	
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, I/we, **Linda McCullough, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Guy Fell, an Individual** 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, described as follows, to-wit:

BEING A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE 10TH CIVIL DISTRICT OF SAID COUNTY, AND BEING LOT NO. 19 ON THE UNRECORDED PLAN OF HICKORY ACRES, AND DESCRIBED ACCORDING TO A SURVEY BY GEORGE W. WATKINS, DATED JULY 15, 1952, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF OLD HICKORY BLVD., WHICH POINT IS OPPOSITE A POINT IN THE CENTER LINE OF OLD HICKORY BLVD., 1392.2 FEET FROM THE WESTERLY MARGIN OF STATE HIGHWAY 11; THENCE NORTH 15 degrees 39' EAST 278.2 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION 167.2 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION 245.4 FEET TO A POINT ON OLD HICKORY BLVD., IN AN EASTERLY DIRECTION 279.2 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Thomas Michael McCullough and wife, Vicki McCullough by Warranty Deed from Joyce E. Shaver Ford and husband Bruce T. Ford dated March 26, 1971 and recorded May 5, 1971 in Book 4499, Page 369, Register's Office of Davidson County, Tennessee.

Vickie Ray McCullough having deceased on September 8, 1996. Vicki McCullough and Vickie McCullough are one and the same

Being the same property conveyed to Thomas Michael McCullough and Linda McCullough, husband and wife, by Quitclaim Deed from Thomas Michael McCullough a married man, joined by his spouse Linda McCullough, dated March 22, 2006 and recorded April 7, 2006 in Instrument No. 20060407-0040589, Register's Office of Davidson County, Tennessee.

The said Thomas Michael McCullough having since died on August 10, 2018, vesting property to Linda McCullough as the surviving tenant by the entirety.

This is property more commonly known as 1190 Old Hickory Boulevard, Nashville, TN 37207.

Gina Rosa executed the foregoing instrument on behalf of Linda McCullough, as pursuant to the executed Power of Attorney, recorded simultaneously herewith in Instrument Number 202602100010219 **in Davidson County, Tennessee Register's Office.**

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 30th day of January, 2026.

Linda McCullough by Gina Rosa Attorney In Fact

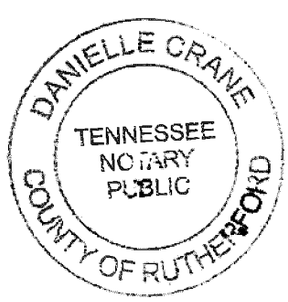
Linda McCullough by Gina Rosa, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of January, 2026, personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Gina Rosa**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Linda McCullough** and that she is authorized **by Linda McCullough** to execute this instrument on her behalf.

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

Danielle Crane
Notary Signature
My commission expires: 12/2/28



Certificate of Authenticity

I, Joshua A. Terry, 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 1/30/2026.

Affiant Signature – Joshua A. Terry

2/5/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/5/2026.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON