Karen Johnson
Batch # 1380880
02/13/2026 03:30:11 PM
Fees: $18.00 Taxes: $1,480.00

Davidson County
DEEDWARR
3 pgs

20260213-0011967

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Four Hundred Thousand and no/100 Dollars ($400,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant Subscribed and sworn to before me, on this 13 day of February, 2026. Notary Public My commission expires: 1-30-2028

COUNTY OF WILLIAMSON · HILLARY D. SMITH · STATE OF TENNESSEE · NOTARY PUBLIC

This Instrument Was Prepared By:
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Tax Identification Numbers:
LRP Properties LLC	SAME AS NEW OWNER	**039 00 0 293.00**
5321 Anchorage Drive		
Nashville, TN 37220		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Susan Smith**, unmarried, "Grantor", has bargained and sold and by these presents does transfer and convey unto **LRP Properties LLC, a Tennessee limited liability company,** "Grantee", its successors and assigns, the following described real property located in Davidson County, Tennessee, being more particularly described as:

[See Exhibit A, attached hereto and incorporated by reference.]

This is unimproved property identified as **7050 Old Hickory Blvd, Whites Creek, TN 37189.**

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that she is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Taxes and assessments for the year 2026 and

subsequent years, not yet due and payable. (2) Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 10066, Page 567. (3) Easement for Southern Bell Telephone and Telegraph, recorded in Book 756, Page 542 and Book 875, Page 12. (4) Easement for Ingress and Egress and Water Line, recorded in Instrument No. 20000718-0070820. (5) Easement for Ingress and Egress, recorded in Instrument No. 20000719-0071284.

AND GRANTOR DOES FURTHER COVENANT and bind herself, her heirs, successors, and assigns, to warrant and forever defend the title to said property, to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 12th day of February, 2026.

Susan Smith

STATE OF Florida)
COUNTY OF Pinellas)

[ ] By means of physical presence or [ ] online notarization

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Susan Smith** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand, this the 12th day of February, 2026.

NOTARY PUBLIC

Commission Expires: 8/26/2027

Type of identification produced: FL DL

MARCELA CARLOS
Notary Public - State of Florida
Commission # HH 392524
My Comm. Expires Aug 26, 2027
Bonded through National Notary Assn.

EXHIBIT A

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the Southerly margin of Old Hickory Boulevard West of Whites Creek Pike and being more particularly described according to a survey made by Crawford Land Surveyors, P.C., dated May 8, 1996, as follows:

Beginning at a point in the Southerly margin of Old Hickory Boulevard, said point being Westerly along said margin 1113 feet, more or less, from the centerline of Whites Creek Pike, and in the Northeast corner of Tract 6; Thence, leaving said Southerly margin of Old Hickory Boulevard, South 26 degrees 50' 36" W, 1159.75 feet to a point in the North line of W. H. Thompson; Thence, with W. H. Thompson, North 67 degrees 28' 29" West, 190.00 feet to a point; Thence, leaving W. H. Thompson with the common line between Tracts 6 and 7, North 26 degrees 50' 36" East, 1167.50 feet to a point in the Southerly margin of Old Hickory Boulevard; thence, with the Southerly margin of Old Hickory Boulevard, South 63 degrees 09' 24" East, 41.81 feet to a point; Thence, with a curve concave to the North having a central angle of 5 degrees 04' 53", a radius of 1667.02 feet and a chord of South 65 degrees 41' 50" East, 147.80 feet for an arc length of 147.84 feet to the point of beginning, containing 5.05 acres, more or less.

Together with a non-exclusive easement for ingress & egress over & across the following described property.

Being a 20 foot wide access easement located on the Southerly margin of Old Hickory Boulevard West of whites Creek Pike and being more particularly described as follows:

Beginning at a point in the Southerly margin of Old Hickory Boulevard, said point being Westerly 843 feet, more or less, along said margin from the centerline of Whites Creek Pike and being 20.0 feet East of the Northeast corner of Kathy A. Kuhn, of record in Deed Book 7922, Page 142, Register's Office for Davidson County, Tennessee.

Thence, leaving said Southerly margin, with the following calls: South 01degrees 53' 04" West, 238.52 feet to a point, North 77 degrees 04' 39" West, 221.95 feet to a point, North 18 degrees 32' 36" East, 155.09 feet to a point, North 79 degrees 16' 48" West, 78.52 feet to a point, North 57 degrees 35' 14" West, 99.37 feet to a point, North 65 degrees 42' 59" West, 98.76 feet to a point, North 71 degrees 22' 25" West, 117.76 feet to a point, North 75 degrees 28' 30" West, 124.57 feet to a point in the East line of Tract No. 8; Thence, with said East line, North 26 degrees 50' 36" East, 20.47 feet to a point; Thence, leaving Tract No. 8 the following calls: South 75 degrees 28' 30" East, 120.95 feet to a point, South 71 degrees 22' 25" East, 119.47 feet to a point, South 65 degrees 42' 59" East 101.17 feet to a point, South 57 degrees 35' 14" East. 96.96 feet to a point, South 79 degrees 16' 48" East, 97.63 feet to a point in the West line of aforementioned Kathy A. Kuhn Property; Thence, with said Kuhn, the following calls: South 18 degrees 32' 36" West, 155.96 feet to a point, South 77 degrees 04' 39" East, 175.61 feet to a point, North 01 degrees 53' 04" East, 218.07 feet to a point in the Southerly margin of Old Hickory Boulevard; Thence, with said margin and a curve concave to the North having a central angle of 0 degrees 42' 00", a radius of 1667.02 feet and chord of South 77 degrees 16' 26" E, 20.36 feet for an arc length of 20.36 feet to the point of beginning, containing 0.51 acres more or less.

Being the same property conveyed to Susan Smith, Unmarried, by Warranty Deed from Anthony J. Gatlin and wife, Myoung Ah Gatlin, of record in Instrument No. 20000719-0071284, in the Register's Office of Davidson County, Tennessee, dated July 14, 2000, and recorded on July 19, 2000.