Karen Johnson Davidson County
Batch # 1381976 DEEDWARRSP
02/17/2026 03:50:09 PM 6 pgs
Fees: $33.00 Taxes: $6,142.00
20260217-0012626

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,660,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2026. Notary Public MY COMMISSION EXPIRES: 12-1-29 (AFFIX SEAL)

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Timothy Monroe Stewart and Kelly Ann Stewart 4851 Old Hydes Ferry Pike Nashville, TN 37218	Timothy Monroe Stewart and Kelly Ann Stewart 4851 Old Hydes Ferry Pike Nashville, TN 37218	06700008400

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Mark Barrett and Nancy Barrett, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do hereby transfer and convey unto **Timothy Monroe Stewart and Kelly Ann Stewart, husband and wife**, hereinafter called GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Tracts Nos. 12,13,14 and 15 of the Edie I. Bateman Farmer heir's lands, in the 13th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Jones and Moore Company, Inc., Dickson, Tennessee, dated March 31, 1975, as follows:

Said Tract 12 begins at an iron pin on the southerly margin of Old Hickory Boulevard, said iron pin being in the common corner of Tract 11 and Tract 12; thence South 36° 00' East 1130.31 feet to an iron pin; thence North 42° 51' East 173.00 feet to an iron pin; thence along the common boundary between Tract No. 12 and Tract No. 13 North 35° 59' West 1096.86 feet to an iron pin in the Southerly margin of Old Hickory Boulevard; thence South 53° 59' West 170.00 feet along the southerly margin of Old Hickory Boulevard, to the point of beginning, said Tract containing 4.34 acres, more or less.

Said Tract 13 begins at an iron pin on the southerly margin of Old Hickory Boulevard, said iron pin being the common corner of Tract 12 and Tract 13; thence South 35° 59' East 1096.86 feet to an iron pin; thence North 42° 51' East 209.07 feet to an iron pin; thence North 1° 16' East 20.00 feet to an iron pin; thence along the common boundary between Tract 13 and Tract 14, North 35°50' West 1040.61 feet to an iron pin on the southerly margin of Old Hickory Boulevard, thence South 53° 59' West 220.00 feet along the southerly argin of Old Hickory Boulevard to the point of beginning, said tract containing 5.35 acres more or less.

Said Tract 14 begins at an iron pin on the southerly margin of Old Hickory Boulevard, said iron pin being the common corner of Tract 13 and Tract 14; thence South 35° 50' East 1040.61 feet to an iron pin; thence North 1° 16' East, 418.00 feet to an iron pin; thence along the common boundary between Tract 14 and Tract 15 North 35° 51' West 708.07 feet to an iron pin on the southerly margin of Old Hickory Boulevard; thence South 53° 59' West 252.00 feet along the southerly margin of Old Hickory Boulevard to the point of beginning, said Tract containing 5.05 acres, more or less. Said Tract No. 15 begins at an iron pin on the southerly margin of Old Hickory Boulevard, said iron pin being the common corner of Tract No. 14 and Tract 15; thence South 35° 51' East 708.07 feet to an iron pin; thence North 1° 16' East 950.18 feet to an iron point on the southerly margin of Old Hickory Boulevard; thence along a curve to the right having a radius of 964.69 feet a distance of 352.20 feet to a point on the southerly margin of Old Hickory Boulevard; thence South 53° 59' West 226.10 feet to the point of beginning, said Tract containing 4.43 acres, more or less.

TRACT NO. 2: LAND in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, described according to a partial survey made by Lewis D. Justice, Surveyor, March 23, 1944, as follows:

BEGINNING at a point in the center of the Old Hyde's Ferry Pike, the northwest corner of the property conveyed to C.W. Burns and wife, by deed of record in Book 1264, page 167, Register's Office for said County; thence with the center of said Pike, South 83° 55' West 175.9 feet to a point, North 89° 45' West 145.1 feet, North 84° 20' West 106.9 feet, South 86° 15' West 357.6 feet to a point; thence North 83° 55' West 88.3 feet, North 73° 20' West 114.4 feet, North 76° 30' West 391 feet, North 81° West 228 feet to a point; thence North 87° 55' West 511.8 feet to a point in the center of Old Hickory Boulevard; thence South 83° 45' West 85 feet to a point in the center of a bridge; thence leaving Hydes Ferry Pike, South 5° 20' East 1559 feet to a hackberry; thence South 37° 10' West 698.5 feet to a beech in the line dividing the lands of G.W. Tribble; thence with said dividing line, South 39° 40' East 553.5 feet to a triple oak; thence South 22° 15' East 556 feet to a hickory; thence South 55° 5' East 324 feet to a post; thence South 27° 45' East 110 feet to a hackberry; thence South 2° 40' East 237 feet to a buckeye; thence South 14° 15' East 235 feet to a hickory; thence South 23° 55' East 160.3 feet to a locust; thence South 45° 40' East 403 feet to a locust; thence South 34° 40' East 710 feet to an elm; thence North 74° 45' East 220.3 feet to a stake; thence North 53° 35' East and passing the northwest corner of the property conveyed to Orman Simpkins and wife, by deed of record in Book 1199, page 484, said Register's Office, 160 feet to a hackberry; thence continuing with Simpkins North line as follows: East 174 feet to a hickory; thence South 70° East 227 feet to a hickory; thence North 80° East 240 feet; thence South 77° 5' East 190 feet, South 74° East 598 feet to a point, the low water mark of Cumberland River; thence down said River North 35° East 511 feet, North 28° East 160 feet to a point; North 12° 30' East 144 feet to a point; North 23° East 524 feet to a point at low water mark of said River and in the line of the lands of McAdoo; thence continuing with McAdoo's line and leaving said River North 42° 30' West 1518 feet to a point; thence North 2° 30' West

692.6 feet to a point in the south line of the lands conveyed to C.W. Burns above mentioned; thence along Burns' line as follows: South 77° West 860 feet, North 1° West 324 feet, North 30' West 200 feet and North 1° West 1224 feet to a point of beginning, containing 278.1 acres, more or less.
EXCLUSIONS:
Included in the above described Tract 2 but excluded therefrom for the purposes of this conveyance is the following described land which was conveyed to Robert Clinton Hall and wife, Ruby Louise Hall, by deed from the Marco Investment Company, which deed is of record in Book 3861, page 412, said Register's Office, and which property is described as follows:

LAND in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Barge, Waggoner and Sumner, Engineers, August 29, 1963, as follows: BEGINNING at a point in the center of the Old Hyde's Ferry Pike, said point being the northwest corner of the property conveyed to C.W. Burns and wife, by deed of record in Book 1264, page 167, Register's Office for said County; thence with Burns western boundary line South 1° 49' West 1067.3 feet; thence North 88° 11' West 252.8 feet; thence North 2° 00' East 1046.6 feet to the center of Old Hyde's Ferry Pike; thence with the same, North 87° 03' 42" East 250.45 feet to the beginning.

Also included in the above described Tract No. 2, but excluded therefrom for the purposes of this conveyance is the following described land which was conveyed to Joseph H. Parker and wife, Marianne P. Parker, by James W. Stewart and Roy W. Parker, by deed dated June 15, 1987, of record in Book 7269, page 476, Register's Office for Davidson County, Tennessee:

LAND in Davidson County, Tennessee, described according to a Boundary Plat made by William M. Keel, Registered Land Surveyor, No. 990, dated February, 1987 as follows:

BEGINNING at an iron pin in the southerly margin of Old Hydes Ferry Pike, said pin being referenced from a spike in the intersection of the centerline of Old Hydes Ferry Pike, with the centerline of Old Hickory Boulevard (in the Scottsboro Community) as follows:

Beginning at said spike in the intersection of the centerline of Old Hydes Ferry Pike with the centerline of Old Hickory Boulevard thence; South 87° 55' 00" East 511.80 feet to a point in the centerline of Old Hydes Ferry Pike thence; South 81° 00' East, 82.40 feet to a point in the centerline of Old Hydes Ferry Pike thence; South 6° 47' 30" West, 15.49 feet to an iron pin, the point of beginning of this survey; Thence, South 6° 47' 30" West 66.42 feet to an iron pin thence; S 7° 54' 24" West 110.37 feet to an iron pin thence; South 48° 45' 43" Last 174.26 feet to an iron pin thence; South 10° 08' 38" West 461.37 feet to an iron pin thence; South 67° 17' 56" East 405.20 feet to an iron pin thence; North 6° 39' 29" East 815.49 feet to an iron pin in the southerly margin of Old Hydes Ferry Pike thence; with the southerly margin of Old Hydes Ferry Pike, North 78° 57' 56" West 338.36 feet to an iron pin thence; continuing with said margin, along a curve to the left (1 - 3° 59' 38"; R -2368.48 feet) a distance of 165.09 feet to the point of beginning, containing 7.33 acres, more or less.

EXCLUDED:

A tract of land lying entirely below the 391-foot contour line above mean sea level, situate on the right descending bank of the Cumberland River, in the 13th Civil District of Davidson County, Tennessee, and bounded substantially as follows:

Beginning at a point where the 391-foot contour line crosses the dividing line between the lands now or formerly of Orman A. and Leola Tidwell Simpkins, and the lands of the subject owner, said point being South 76° 30' East 700 feet, more or less, from a corner common to the lands of said Simpkins; thence, leaving the point of beginning, severing the lands of the subject owner and following the 391-foot contour line as it meanders generally as follows:

North 13° 00' East 590 feet, North 23° 00' East 1,120 feet, and North 31° 00' East 2,055 feet, to a point in the line of the lands now or formerly of S. H. and Juanita Johnson; thence, leaving said contour line and along said Johnson line, South 82° 00' East 43 feet, to a point in the ordinary high water line of the Cumberland River; thence, southerly and downstream, following the meanderings of said water line a distance of 4,750 feet, more or less, to a point in the line of the lands of said Simpkins; thence, leaving said water line and along said Simpkins line, North 76° 30' West 29 feet, to the point of beginning, containing three and twelve one-hundredths (3.12) acres, more or less.

EXCLUDED:

Being Tract No. 13 of the Edie I. Bateman Farmer heir's lands, in the 13th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Jones and Moore Company, Inc., Dickson, Tennessee, dated March 31, 1975, as follows:

Said Tract No. 13 begins at an iron pin on the southerly margin of Old Hickory Boulevard, said iron pin being the common corner of Tract No. 12 and Tract No. 13; thence South 35° 59' East 1096.86 feet to an iron pin; thence North 42° 51' East 209.07 feet to an iron pin; thence North 1° 16' feet East 20.00 feet to an iron pin; thence along the common boundary between Tract No. 13 and Tract No. 14, North 35° 50' West 1040.61 feet to an iron pin on the southerly margin of Old Hickory Boulevard, thence South 53° 59' West 220.00 feet along the southerly margin of Old Hickory Boulevard to the point of beginning, said tract containing 5.35 acres more or less.

And

A TRACT OF LAND THAT LIES IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND GENERALLY BOUNDED NORTHERLY BY OLD HYDES FERRY PIKE, EASTERLY BY PARKER, SOUTHERLY BY PARKER, AND WESTERLY BY PARKER, SAID TRACT BEING SHOWN ON PROPERTY MAP 67 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF OLD HICKORY BOULEVARD AND THE SOUTHERLY RIGHT OF WAY OF OLD HYDES FERRY PIKE, SAID ROD BEING 30 FEET FROM THE CENTER OF OLD HICKORY BOULEVARD AND SAID ROD BEING 16.5 FEET FROM THE CENTER OF OLD HYDES FERRY PIKE. THENCE WITH THE SOUTHERLY RIGHT OF WAY OF OLD HIDES FERRY PIKE S 80 DEG. 42 MIN. 40 SEC. E 360.00' TO AN IRON ROD (NEW) IN THE SOUTHERLY RIGHT OF WAY OF OLD HIDES FERRY PIKE, SAID ROD BEING 16.5 FEET FROM THE CENTER OF SAID ROAD AND SAID ROD BEING N 78 DEG. 02 MIN. 30 SEC. W 207.19' FROM AN IRON ROD (OLD) MARKING THE NORTHWEST CORNER OF THE JOSEPH H. PARKER, ET. UX. PROPERTY (BOOK 7269, PAGE 476, R.O.D.C.). THENCE WITH A NEW LINE, SEVERING THE PARENT TRACT OWNED BY ROY W. PARKER AND ANN PARKER (BOOK 8132, PAGE 737, R.O.D.C.) OF WHICH THIS DESCRIBED TRACT IS A PORTION OF S 08 DEG. 45 MIN. 47 SEC. W 505.63' TO AN IRON ROD (NEW). THENCE N 81 DEG. 14 MIN. 13 SEC. W 469.61' TO AN IRON ROD (NEW) IN THE EASTERLY LINE OF ANOTHER TRACT OWNED BY ROY W. PARKER AND ANN PARKER (BOOK 8132, PAGE 737, R.O.D.C.), SAID ROD BEING IN A FENCE LINE AND SAID ROD BEING N 08 DEG. 45 MIN. 47 SEC. E 599.27' FROM AN IRON ROD (OLD) MARKING THE MOST SOUTHERLY CORNER OF TRACT NO. 15 AS DESCRIBED IN DEED BOOK 8132, PAGE 737, R.O.D.C. THENCE WITH THE EASTERLY PROPERTY LINE OF THE ROY W. PARKER AND ANN PARKER PROPERTY AND WITH A FENCE N 08 DEG. 45 MIN. 47 SEC. E , PASSING AN IRON ROD (OLD) AT 306.57', AND A TOTAL OF 307.31' TO A POINT IN THE EASTERLY RIGHT OF WAY OF OLD HICKORY BOULEVARD, AND BEING 30 FEET FROM THE CENTER OF SAID ROAD. THENCE WITH THE EASTERLY RIGHT OF WAY OF OLD HICKORY BOULEVARD AND WITH A CURVE TO THE LEFT, SAID CURVE HAVING A DELTA ANGLE OF 11 DEG. 12 MIN. 01 SEC., A RADIUS OF 1176.00', A TANGENT OF 115.31', AN ARC LENGTH OF 229.89', AND A CHORD OF N 37 DEG. 18 MIN. 33 SEC.

E 229.52' TO THE POINT OF BEGINNING. CONTAINING 5.20 ACRES, ACCORDING TO A SURVEY BY M. GREGORY UNDERWOOD, RLS #1299, 9086 OLD HARDING ROAD, FRANKLIN, TENNESSEE, PLAT DATED MARCH 15, 1995.

Being the same property conveyed to Roy W. Parker and James W. Stewart by Warranty Deed from William M. Farmer, Henry B. Farmer, Madaleine Farmer LaVoi, Thelma Farmer Prentice, Arthur U. Jones Jr., Clarence B. Jones and Martha Jones Creekmur of record in Book 4930, Page 855, Register's Office for Davidson County, Tennessee dated June 23, 1975, and recorded on July 10, 1975.

Being the same property conveyed to Roy W. Parker and Ann Parker (as to a ½ undivided interest) by Warranty Deed from James W. Stewart and wife Sybil Stewart of record in Book 8132, Page 737, Register's Office for Davidson County, Tennessee dated June 15, 1990, and recorded on June 15, 1990.

Being the same property conveyed to Roy W. Parker and Ann Parker (as to a ½ undivided interest) by Deed from Roy W. Parker of record in Book 9714, Page 657, Register's Office for Davidson County, Tennessee dated June 15, 1995, and recorded on June 28, 1995.

Being the same property conveyed to Roy W. Parker, Trustee, for the benefit of the Parker Family Trust (as to a ¼ undivided interest) by Quitclaim Deed from Roy W. Parker of record in Instrument No. 200405070052426, Register's Office for Davidson County, Tennessee dated May 7, 2004, and recorded on May 7, 2004.

Being the same property conveyed to Joseph H. Parker, John W. Parker and Patricia Paarker Dozier, Trustee, f/b/o the Patricia Parker Dozier Living Trust dated December 17, 20078, a 1/6 undivided interest each by Quitclaim Deed from Charles C. Burridge, Successor Trustee for the Benefit of the Parker Family Trust, Register's Office for Davidson County, Tennessee dated November 8, 2013, and recorded on November 26, 2013.

Being the same property conveyed to John W. Parker, trustee, for the benefit of the Jennifer M. Parker Family Trust and for the benefit of the Elizabeth T. Parker Family Trust a 1/12 undivided interest for each trust by Quitclaim Deed from John W. Parker, Co-Executor; Jennifer M. Parker; Elizabeth T. Parker; and Charles C. Burridge, Co-Executor of record in Instrument No. 201706280064873, Register's Office for Davidson County, Tennessee dated June 1, 2017 and recorded on June 28, 2013

Being the same property conveyed to Timothy Monroe Stewart and wife, Kelly Ann Stewart (as to a ½ undivided interest) by Quitclaim Deed from Roy W. Parker and wife, Ann Murphy Parker of record in Book 9714, Page 661, Register's Office for Davidson County, Tennessee dated June 15, 1995, and recorded on June 28, 1995.

Being the same property conveyed to Mark Barrett and Nancy Barrett, husband and wife (as to a ½ interest) by Special Warranty Deed from John W. Parker, a one-sixth (1/6) undivided interest, Patricia Parker Dozier, Trustee of the Patricia Parker Dozier Living Trust dated December 17, 2007, a one-sixth (1/6) undivided interest, John W. Parker, Trustee of the Jennifer M. Parker Family Trust dated, a one-twelfth (1/12) undivided interest and John W. Parker, Trustee of the Elizabeth T. Parker Family Trust dated, a one-twelfth (1/12) undivided interest, (the total 50% undivided interest is all of the Grantor's Vested interest in the property), of record as Instrument Number 20240612-0044086, in the Register's Office of Davidson County, Tennessee, dated June 12, 2024, and recorded on June 12, 2024.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property known as Old Hickory Blvd & Old Hydes Ferry Pike, Nashville, TN 37218.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 7 day of January, 2026.

Mark Barrett

Nancy Barrett

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 7 day of January 2026, before me personally appeared Mark Barrett and Nancy Barrett, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 12-1-29

WILLIAMSON COUNTY KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064