Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
19 Burton Hills Blvd., Suite 190
Nashville, TN 37215

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-26-171

Karen Johnson Davidson County
Batch # 1382774 DEEDWARR
02/19/2026 10:10:32 AM 2 pgs
Fees: $13.00 Taxes: $3,663.00
20260219-0013213

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $990,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of February, 2026

Notary Public

Commission Expires: 07/20/28

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shannon De La O 599 American Rd Nashville, TN 37209	NEW OWNER	090-16-1K-001.00-CO

WARRANTY DEED

FOR AND IN 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,

Eleventh Hour Development GP, a Tennessee general partnership

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shannon De La O, a married woman

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 Unit No. A on the Plan of Homes at 601 American Road, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20241119-0089330, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to T. Herschel Hudgins and wife, Mildred Hudgins by Warranty Deed from Lois E. Woods, single, of record in Book 94, Page 481, Register's Office of Davidson County, Tennessee, dated September 04, 1959 and recorded November 18, 1959.

T. Herschel Hudgins having become deceased on or about December 29, 2000, leaving Mildred Hudgins as surviving tenant.

Being part of the same property conveyed to AmSouth Bank, Trustee of The Mildred V. Hudgins Revocable Trust, dated February 15, 2001 by Quitclaim Deed from Mildred V. Hudgins of record in Instrument No. 20020110-0004114, Register's Office of Davidson County, Tennessee, dated August 31, 2001 and recorded January 10, 2002. Correction Deed in Instrument No. 20020709-0082529, said Register's Office.

Being part of the same property conveyed to AmSouth Bank, the Sole Trustee of the Mildred V. Hudgins Trust for the Benefit of DeLois Pierce dated December 26, 2001, undivided twenty percent (20%) interest, by Quitclaim Deed from AmSouth Bank, Trustee of The Mildred V. Hudgins Revocable Trust dated February 15, 2001, of record in Instrument No. 20020115-0006245, Register's Office of Davidson County, Tennessee, dated December 31, 2001, and recorded January 15, 2002.

Being part of the same property conveyed to Mildred Hudgins Realty LLC, a Tennessee limited liability company, undivided twenty percent (20%) interest by Quitclaim Deed from AmSouth Bank, the Sole Trustee of the Mildred V. Hudgins Trust for the Benefit of DeLois Pierce dated December 26, 2001, of record in Instrument No. 20020731-0092056, Register's Office of Davidson County, Tennessee, dated July 25, 2002 and recorded July 31, 2002.

Being part of the same property conveyed to Mildred Hudgins Realty LLC, a Tennessee limited liability

company, an undivided fifty and one half percent (30.5%) interest by Quitclaim Deed from AmSouth Bank, as Trustee of The Amended and Restated Revocable Trust of Mildred V. Hudgins, dated January 23, 2002, successor to AmSouth Bank, Trustee of the Mildred V. Hudgins Revocable Trust dated February 15, 2001 of record in Instrument No. 20021030-0133217, Register's Office of Davidson County, Tennessee, dated June 05, 2002 and recorded October 30, 2002.

Being part of the same property conveyed to Mildred Hudgins Realty LLC, a Tennessee limited liability company, an undivided fifty and one half percent (50.5%) interest by Quitclaim Deed from AmSouth Bank, as Trustee of The Amended and Restated Revocable Trust of Mildred V. Hudgins, dated January 23, 2002, successor to AmSouth Bank, Trustee of the Mildred V. Hudgins Revocable Trust dated February 15, 2001 of record in Instrument No. 20021101-0134422, Register's Office of Davidson County, Tennessee, dated October 29, 2002 and recorded November 01, 2002.

Being part of the same property conveyed to Colin E. Ellis by Warranty Deed from Mildred Hudgins Realty, LLC, a Tennessee limited liability company and Leigh-Land Stables, LLC, a Tennessee limited liability company of record in Instrument No. 20240909-0069103, Register's Office of Davidson County, Tennessee, dated August 30, 2024 and recorded September 09, 2024.

Being part of the same property conveyed to Eleventh Hour Development GP, a Tennessee general partnership by Warranty Deed from Colin E. Ellis, unmarried person, of record in Instrument No. 20241112-0087863, Register's Office of Davidson County, Tennessee, dated November 08, 2024 and recorded November 12, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 599 American Rd, Nashville, TN 37209

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 so 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.

Dated this the 17th day of February, 2026.

Eleventh Hour Development GP, a Tennessee Partnership

By: _____
Tabitha Smith, Partner

By: _____
John Calvin Smith, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of February, 2026, before me personally appeared Tabitha Smith and John Calvin Smith, Partners of Eleventh Hour Development GP, 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 17th day of February, 2026.

_____
Notary Signature
My commission expires:

