Karen Johnson Davidson County
Batch# 1384973 DEEDWARR
02/24/2026 01:45:30 PM 4 pgs
Fees: $23.00 Taxes: $2,497.50
20260224-0014645

WARRANTY DEED

HEIDI RAE BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2029

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF February, 2026.

Heidi Rae Berryhill
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Providence Land Partners, LLC (NAME)	Providence Land Partners (NAME)	072 14 0 375.00
P.O. Box 1955 (ADDRESS)	P.O. Box 1955 (ADDRESS)	
Mt. Juliet, TN 37121 (CITY) (STATE) (ZIP)	Mt. Juliet TN 37121 (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, **RYAN HOOPER, AS TO A 50% UNDIVIDED INTEREST, COLLIN ELLIS, AS TO A 25% UNDIVIDED INTEREST, AND DERRICK SANDOVAL, AS TO A 25% UNDIVIDED INTEREST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PROVIDENCE LAND PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 Lot No. 11 on the Map of BELLE FOREST SUBDIVISION by H. A. Christensen, as of record in Plat Book 547, Page 22, in the Register's Office for Davidson County.

Said Lot No. 11 fronts 100 feet on the Easterly side of Scott Avenue and runs back between Parallel lines 250 feet to a dead line.

Being the same property conveyed to James Thomas Burford and wife, Johnnie M. Burford, a 1/2 interest and to Vinella Burford, a 1/2 interest, by Installment Deed from Vernon L. Hooper and wife, Katherine Hooper, of record in Book 4187, Page 301, in the Register's Office of Davidson County, Tennessee, dated November 04, 1967 and recorded on November 07, 1967. The said Vinella Burford died on July 01, 1984, then Johnnie M. Burford died September 28, 2023, then James Thomas Burford died February 16, 2024 intestate.

Being the same property conveyed to Ryan Hooper, as to a 50% undivided interest, Collin Ellis, as to a 25% undivided interest, and SRS Management, LLC, as to a 25% undivided interest, by Warranty Deed from Mike Urquhart, as Administrator of the Estate of James Thomas Burford, Sr., of record in Instrument No. 20251112-0090010, in the Register's Office of Davidson County, Tennessee, dated November 7, 2025 and recorded on November 12, 2025.

Being the same property conveyed to Derrick Sandoval, as to a 25% undivided interest by Quitclaim Deed from SRS Management, LLC, a Wyoming Limited Liability Company, of record in Instrument No. 202602240014644, in the Register's Office of Davidson County, Tennessee, dated February 20, 2026 and recorded on Feb. 24, 2026.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 2015 Scott Ave, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 20th day of February, 2026

Ryan Hooper by Dylan Potter, as his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dylan Potter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is Power of Attorney for Ryan Hooper, and that this instrument was executed on behalf of the said Ryan Hooper for the purposes there contained. Pursuant to a Uniform Durable Power of Attorney of Record in In Instrument No. 202602240014643 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 20th day of February, 2026.

Commission expires: 3/3/2026

M.R. SCHODROSKI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMM. EXPIRES MARCH 3, 2026

M. R. Schodroski
Notary Public

Witness my hand this 20th day of February, 2026

Colin Ellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Colin Ellis, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of February, 2026.

Commission expires: 3/3/2026

M.R. SCHODROSKI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMM. EXPIRES MARCH 3, 2026

M. R. Schodroski
Notary Public

Witness my hand this 20th day of February, 2026

Derrick Sandoval

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Derrick Sandoval, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of February, 2026.

Commission expires: 3/3/2026

M.R. Schodroski

Notary Public

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb 20, 26 (date of document).

Jennifer Pennell

Feb 23, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Feb 23, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal