Karen Johnson Davidson County
Batch# 1386550 DEEDWARR
02/27/2026 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260227-0015714

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/14/2028
(AFFIX SEAL)

KATHLEEN HALE WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires 11/14/2028

T-WM-26-7205

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fabio Giannone and Peyton Giannone	NEW OWNER	
(NAME)	(NAME)	**126-15-0B-004-00-CO**
7205 Explorer Trail		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LM1 HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FABIO GIANNONE AND PEYTON GIANNONE, AS A MARRIED COUPLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4, on the Plan of Section One, Lexington Point, of record in Instrument No. 20000830-0085624, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to LM1 Holdings, LLC, A Tennessee limited liability company by Warranty Deed from Marsha B. Jones, single of record in Instrument No. 20240318-0018375 Register's Office for Davidson County, Tennessee, dated March 14, 2024 and recorded on March 18, 2024.

This conveyance is subject to:
- Taxes for the year 2026 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20000830-0085624, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20001018-0103445, as amended in Instrument No. 20010522-0052909 and re-recorded in Instrument No. 20020214-0019754; and Instrument No. 20020219-0021061, Register's Office for Davidson County, Tennessee.
- Amendment to the Bylaws of Lexington Pointe Homeowners Association, Inc. of record in Instrument No. 20150220-0014706, in the Register's Office for Davidson County, Tennessee.
- Charter of Lexington Point Homeowner's Association of record in Instrument No. 20001020-0104424, in the Register's Office for DavidsonCounty, Tennessee.
- Quitclaim Deed of Common areas of record in Instrument Number 20150123-0006862, in the Register's Office for Davidson County, Tennessee.
- Ingress and Egress Easement reserved of record in Book 11669, page 837, in the Register's Office for Davidson County, Tennessee.
- Warranty Deed of record in Book 11669, Page 847, in the Register's Office for Davidson County, Tennessee.
- Public Utility Easement of record in Book 7601, page 404, in the Register's Office for DavidsonCounty, Tennessee.
- Easement (s) to Bellsouth, as set forth in instrument recorded in Instrument No. 20010329-0030190, in the Register's Office for Davidson County, Tennessee.
- Subject to plan of Newsom Land of record in Plat Book 1, page 25 and Plat Book 1, page 121, Chancery Court of Davidson County, Tennessee.
- Subject to easement granted to Nashville, Chattanooga and St. Louis Railway of record in Book 513, page 396, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Tennessee Electrical Power Company, as set forth in instrument recorded in Book 751, page 375 in the Register's Office for Davidson County, Tennessee.

- Easement (s) to Tennessee Electrical Power Company, as set forth in instrument recorded in Book 787, page 7, in the Register's Office for Davidson County, Tennessee.
- Subject to easement and right of way by Tennessee Valley Authority set forth Declaration of Taking of record in Book 4205, page 194, and Judgement of record in Book 4226, page 715, in the Register's Office for Davidson County, Tennessee.
- Easement for Transmission Line of record in Book 4257, page 647, Book 4230, Page 987, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Harpeth Valley Utilities, as set forth in instrument recorded in Book 7526, page 315 in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Harpeth Valley Utilities, as set forth in instrument recorded in Book 7526, page 318 in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Harpeth Valley Utilities, as set forth in instrument recorded in Book 7526, page 324, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20020729-0090372, in the Register's Office for Davidson County, Tennessee.
- Permanent Drainage Easement of record in Instrument Number 20020729-0090373, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7205 Explorer Trail, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 26 DAY OF FEBRUARY, 2026.

LM1 Holdings, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of LM1 HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of February, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 2/26/2026.

Date

Affiant Signature

2/26/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of February, 2026

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CAROLINE SEVIER HALE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

202602270015714