Karen Johnson Davidson County
Batch# 1388526 DEEDWARR
03/04/2026 03:50:30 PM 4 pgs
Fees: $23.00 Taxes: $751.10
20260304-0017509

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $203 ,000.00

Affiant

Subscribed and sworn to before me, this 26 day of February, 2026.

Notary Public
My commission expires: 12-2-28

ANGELA GRACE VANCE NOTARY PUBLIC RUTHERFORD COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Black Lion Enterprises, LLC		**04414010600**
1300 Harding Place		
Nashville TN 37215		

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 ACKNOWLEDGE, WE,

Ernest T. Bannister and Barry Craig Bannister

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Black Lion Enterprises, LLC

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. 70, Plan of Section II, Rolling Green Subdivision, Village of Old Hickory, of record in Book 1424, Page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Leonard W Bannister and wife, Peggy Bannister, as tenants by the entirety, by Quitclaim Deed from Leonard W Bannister, dated July 20, 1992, of record in Book 8682, Page 43, as corrected by that Quitclaim Deed of Correction in Book 8725, Page 536, in the Register's Office for Davidson County, Tennessee. Leonard W. Bannister died on 12/3/0 leaving Peggy Bannister as the surviving tenant. Peggy Bannister died testate on 3/12/25 and by Last Will and Testament admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, No. 25P-813, the property hereinabove described was devised to Ernest T. Bannister and Barry Craig Bannister. Ernest F Bannister is one in the same as Ernest T Bannister.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 912 Livingston St, Old Hickory, TN 37138.

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 in 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.

_____ Date:_____
Ernest T. Bannister

Barry C. Bannister Date: 2-26-2026
Barry Craig Bannister

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Ernest T. Bannister and Barry Craig Bannister, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of February, 2026.

LIGIA L. ILEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 9/3/29

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 912 Livingston St, Old Hickory, TN 37138.

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 in 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.

Ernest T. Bannister Date: 2/26/2026
Ernest T. Bannister

_____ Date:_____
Barry Craig Bannister

STATE OF Texas

COUNTY OF Collin

Personally appeared before me, a Notary Public of said County and State, Ernest T. Bannister ~~and Barry Craig Bannister,~~ EB EB the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2026.

ERICA BLOUNT
Notary Public, State of Texas
Comm. Expires 08-09-2029
Notary ID 135527590

NOTARY PUBLIC

My Commission Expires: 8/9/2029

Certificate of Authenticity

I, Jennifer Russell, 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 2/26/26
Date

Jennifer Russell
Affiant Signature

3/3/26
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 3rd day of March, 2026

Notary's Signature

My Commission Expires: 10/24/2028

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.