THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260253478**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson The actual consideration or value, whichever is greater, for this transfer is: $565,000.00. Affiant Subscribed and sworn to before me, this 12th day of March, 2026. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1392450 DEEDWARR
03/12/2026 04:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20260312-0019920

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

WARRANTY DEED

Address New Owner: Stonehorse Realestate Holdings, LLC 1416 Shannon Place Old Hickory TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 064-03-0B-131.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald M. McClaron, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stonehorse Realestate Holdings, LLC**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 114, as shown on the map entitled Phase Nine Brandywine Pointe (a Planned Unit Development), of record in Plat Book 9700, page 184, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RONALD M. MCCLARON, by deed from EDWARD W. BINKLEY AND WIFE, GLENDA J. BINKLEY, of record in Instrument No. 20011220-0140477, dated December 10, 2001, said Register's Office.

Christina M. Ricks Canty executes this Warranty Deed for an on behalf of Ronald M. McClaron pursuant to a Power of Attorney recorded in Instrument No. 20260225-0014882, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 064-03-0B-131.00 CO.

Matters shown on the Plan of record in Plat Book 9700, page 184, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8120, page 170, Book 10119, page 188 and Book 10162, page 361, said Register's Office.

Easement Agreement of record in Book 11026, page 497, said Register's Office.

This is improved property located at 1416 Shannon Place Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of March, 2026.

Ronald M. McClaron by Christina M. Ricks Canty, his Attorney-in-Fact
Ronald M. McClaron by Christina M. Ricks Canty, his Attorney-in-Fact

STATE OF District of Columbia)

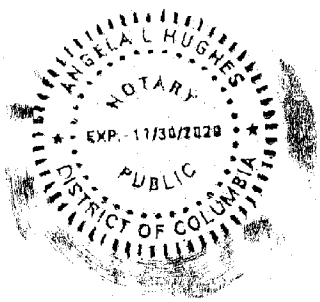
COUNTY OF District of Columbia)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christina M. Ricks Canty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Ronald M. McClaron and that she is authorized by Ronald M. McClaron to execute this instrument on his behalf.

Witness my hand, at office, this 12th 10th day of March, 2026.

Angela L. Hughes
Notary Public

My Commission Expires: 11-30-2029



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 3-10-2026 (date of document).

Jennifer Pennell

3-10-2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 3-12, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

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