Karen Johnson Davidson County
Batch# 1392707 DEEDWARR
03/13/2026 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $3,705.92
20260313-0020268

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS $1,001,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE March 9, 2026

Carmen Coats
Notary Public

MY COMMISSION EXPIRES : 11/5/29

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bluegrass-Jones LLC and Laura Calin		044 11 0 190.00
(NAME) 1224 2nd Ave S, Ste 401	New Owner	
(ADDRESS) Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE MILLION ONE THOUSAND SIX HUNDRED AND 00/100 DOLLARS ($1,001,600.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

405 Jones Street Trust

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

Bluegrass-Jones LLC and Laura Calin as tenants in common

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. 4 on the Map of River Vista Subdivision, of record in Book 1424, page 118, Register's Office for said County.

Said Lot No. 4 fronts 100 feet on the Easterly side of Jones Street and runs back between lines, 529 feet more or less on the Northerly line and 542 feet more or less on the Southerly line, to a low-water mark of Cumberland River, 104 feet more or less, thereon.

Included but specifically excluded from the above described property is a small tract of land conveyed to the United States of America in connection with the Old Hickory Lock and Dam Project on Cumberland River, being known as Tract No. B-214 and shown by instrument of record in Book 2281, page 195, Register's Office, which said small tract is described as follows:

A tract of land situated on the left descending bank of the Cumberland River, in River Vista Subdivision, in the Davidson County, Tennessee, and more particularly described as follows: Beginning at a point in the line of the lands now or formerly of James P. and Euna M. Crouch, said point being South 89 degrees 45 minutes East 485 feet from the most Northwesterly corner of the lands of the subject owner, and the most Southwesterly corner of the lands of James P. and Euna M. Crouch; thence, along said Crouch line, South 89 degrees 45 minutes East 53 feet to a point in the low-water line of the Cumberland River; thence, Southerly and upstream, following the meanderings of said water line, a distance of 104 feet, more or less, to a corner common to the lands now or formerly of the Trustees, Old Hickory Church of Christ's thence, leaving said water line, and said Church of Christ, North 89 degrees 45 minutes West 62 feet thence, severing the lands of the subject owner, North 03 degrees 00 minute East 100 feet to the point of the beginning, containing thirteen hundredths (0.13) of an acre, more or less.

Being the same property conveyed to F. Murray Acker and wife Katherine E. Acker by Warranty Deed from Charles R. Kline and wife Futh A. Kline of record in Book 2883, page 118, Register's Office for Davidson County, Tennessee, dated March 30, 1959 and recorded on March 31, 1959.

The said F. Murray Acker , deceased.

Being the same property conveyed to Joel A. Hoffman by Installment Deed from Katherine E. Acker, a widow of record in Book 5968, Page 431, Register's Office for Davidson County, Tennessee, dated November 12, 1982 and recorded on November 23, 1982.

The said Joel A. Hoffman having since died testate on or about November 11, 2023. His Last Will and Testament, being filed in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division), under Case No. 24P339, directed the subject property to be administered as part of the Estate, subject to the control of the Co-Executors, Shelley Mechelle Josey and Keith Chisam.

Being the same property conveyed to Riverwood Builders, Inc., a Tennessee Corporation by Warranty Deed from Shelley Mechelle Josey and Keith Chisam, as Co-Executors of The Estate of Joel A. Hoffman of record in Instrument No. 20250220-0012577 Register's Office for Davidson County, Tennessee, dated January 31, 2025 and recorded on February 20, 2025.

Being the same property conveyed to 405 Jones Street Trust dated February 6, 2025 by Quit Claim Deed from Riverwood Builders, Inc., a Tennessee Corporation of record in Instrument No. 20250220-0012578 Register's Office for Davidson County, Tennessee, dated February 10, 2025 and recorded on February 20, 2025.

unimproved ☐
This is improved ■ property, known as **405 Jones Street, Old Hickory, TN 37138**
(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/our hand(s) this **9th day of March, 2026.**

Larry Rushing

Larry Rushing, Trustee of the 405 Jones Street Trust

STATE OF Tennessee

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Larry Rushing with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Trustee of 405 Jones Street Trust the within named bargainor(s), a Trust, and that such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand and seal, at office, this 9th day of March, 2026.

Ed Tignor

Notary Public

exp 4/26/26

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 1, 2026

Affiant Signature

13th day of March, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028