Karen Johnson Davidson County
Batch # 1393165 DEEDWARR
03/16/2026 10:31:18 AM 2 pgs
Fees: $13.00 Taxes: $2,602.03
20260316-0020574

THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2025-1214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED THREE THOUSAND TWO HUNDRED FIFTY AND 00/100 DOLLARS ($703,250.00) cash in hand paid, the receipt of which is hereby acknowledged, DONALD L. HOLT and CONSTANCE MOORE BELL (also known as CONSTANCE MOORE MARABLE) ("the Grantors") have this day bargained and sold, and by these presents do transfer and convey unto BLUEGRASS - HAWKINS, LLC, a Tennessee limited liability company and KEEWAYDIN HOLDINGS B, LLC, a Kentucky limited liability company, their successors, heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Section One Hundred Six, Edgehill Estates, of record in Book 4885, Page 5, in the Register's Office of Davidson County, and being more particularly described as follows:
>
> Said Lot No. 1 fronts (a) 35.12 feet on the southerly margin of Hawkins Street, (b) 23.44 feet on the curve, having a radius of 15.00 feet, connecting said southerly margin and the westerly margin of the 20 foot alley known as Alley 428, (c) 169.96 feet on said westerly margin, (d) 31.57 feet on the curve, having a radius of 20.00 feet, connecting said westerly margin and the northerly margin of the 20 foot alley known as Alley 425 and (e) 29.84 feet on said northerly margin; the remaining property boundary line being the westerly line of said lot and having a length of 205.00 feet.
>
> Being the same property conveyed to Jimmy Holt, Jr., unmarried, by deed from Theodore H. Pailet, Trustee, dated March 16, 1977 and of record in Book 5125, Page 526, in the Register's Office of Davidson County, Tennessee. Also being the same property title which vested in Donald L. Holt and Venie Mae Sanders by Operation of Law as the heirs at law of Jimmy Holt, Jr., upon his death, date of death being, August 28, 2024. The said Jimmy Holt Jr died intestate, Affidavit of Heirship of record in Instrument No. 20260316-0020569, in the Register's Office of Davidson County, Tennessee. Also being the same property in which the interest of Venie Mae Sanders was devised to Constance Moore Bell, also known as Constance Moore Marable by Last Will and Testament of Venie Mae Sanders (date of death being December 31, 2025), filed February 2, 2026, Will Book 08, Page 073, in the Chancery Court for Dickson County, Tennessee at Charlotte.
>
> This conveyance is subject to the right-of-way of Hawkins Street and an alley.
>
> This conveyance is subject to all matters shown on plat of record in Book 4885, Page 5, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' successors, heirs and assigns, forever. And the Grantors covenant with the Grantees, that the Grantors are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2026 and as otherwise set forth herein. And the Grantors further covenant and bind the Grantors and the Grantors' successors, heirs and assigns, to

warrant and forever defend the title to said land to the Grantees and the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 4th day of March, 2026.

Donald L. Holt
DONALD L. HOLT

Constance Bell
CONSTANCE MOORE BELL

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 4th day of March, 2026, before me personally appeared DONALD L. HOLT and CONSTANCE MOORE BELL, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 4th day of March, 2026.

NOTARY PUBLIC

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES JULY 18, 2028

My commission expires:_____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $703,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Montana K. Bates
AFFIANT

Sworn to and subscribed before me this 4th day of March, 2026.

ASHLEE M. GOLDEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXPIRES FEB. 24, 2027 COUNTY OF DICKSON

NOTARY PUBLIC

My commission expires:_____

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES JULY 18, 2028

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Map & Parcel No: 093-13-0-358.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
BLUEGRASS - HAWKINS, LLC &
KEEWAYDIN HOLDINGS B, LLC
1224 2ND AVE SOUTH
NASHVILLE, TN 37210