Karen Johnson Davidson County
Batch# 1398901 DEEDWARRSP
03/30/2026 10:54:30 AM 6 pgs
Fees: $33.00 Taxes: $3,071.00
20260330-0024918

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Jeffrey C. Abelt and Susan Abelt 5920 Parham Road Franklin, TN 37064	14200005600	Same as New Owner
This instrument prepared by: Riggs Davie PLC (SKL) 104 Continental Place, Suite 320, Brentwood, Tennessee 37027		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Danny King Enterprises, LLC**, a Tennessee limited liability company ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **Jeffrey C. Abelt and Susan Abelt** ("Grantee"), Grantee's heirs, successors and assigns, certain land and improvements thereon in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Exceptions"). This is improved property located at and known as 7098 Old Harding Pike in the City of Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns forever.

Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor except for the Permitted Exceptions listed as on **Exhibit B** attached hereto and incorporated herein by this reference. Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $830,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of March, 2026.

Notary Public
My Commission Expires: 11.08.2027

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on this 23rd day of March, 2026, to be effective March 23rd, 2026.

DANNY KING ENTERPRISES, LLC, a Tennessee limited liability company

By: _____
Name: Tina K. Hodges
Title: Manager

STATE OF Tennessee)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tina K. Hodges, with whom I am personally acquainted, and who acknowledged, upon oath, that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the manager of Danny King Enterprises LLC the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23 day of March, 2026.

_____
Notary Public

My Commission Expires: 11.08.2027

ERIKA SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2027

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 830,000.00

Affiant

Subscribed and sworn before me, this 24th day of March, 20 26

Notary

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-17-2027

Exhibit A

Legal Description

A certain tract or parcel of land, situated in the Ninth Civil District on the Harding Pike, near Bellview, beginning at a point in the center of said Pike at the crossing of a County Road, a corner of the old school lot and an original Bradford corner, thence with the center of said County Road N. 31/4 E. 243 feet, thence N. 65° E. 168 feet to a stake, thence S. 3 ¾ W. 243 feet to the center of said Harding Pike, and with the same S. 65 W. 168 feet to the beginning.

Being the same property conveyed to DANNY KING ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Warranty Deed from MICHAEL WARSAW, TRUSTEE OF THE REGINA CAELI TRUST DATED AUGUST 24, 2004, of record in Instrument No. 200808280088373, in the Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
2. Any claim to oil, gas, minerals, and all rights incident thereto, previously conveyed, transferred, leased or reserved.
3. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
4. Terms and provisions of Agreement for Dedication of Easement for Public Utilities, by and between R. W. Steltemeier, Jr. and Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 8626, Page 821, in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Jeananne Thompson, 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 3/25/2026.

Date

Jeananne Thompson

Affiant Signature

3/25/2026

Date

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-17-2027

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of March, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)