BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 30
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1398928 DEEDWARR
03/30/2026 11:22:44 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20260330-0024951

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm. Expires May 28, 2029 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hick Hollow, LLC	Same as New Owner	
(NAME)	(NAME)	
817 Highland Park Ct.		128-09-0-006.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **TODD I. WOODS AND AMY WOODS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HICK HOLLOW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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. 42, on the plan of Bellevue Manor, as of record in Book 3600, Page 32 and 33, Register's Office of Davidson County, Tennessee.

Said Lot No. 42 fronts 113.13 fee on the Northeasterly side of Hickory Hollow Road and extends back 251.30 feet on the Northwesterly line and 459.86 feet on the Southeasterly line to a dead line in the rear on which it measures 253.42 feet.

Being the same property conveyed to Archie Philip Burgess and wife, Marilyne Powell Burgess by Warranty Deed from M. F. Powell and wife, Agnes H. Powell of record in Book 9352, Page 160, Register's Office for Davidson County, Tennessee, dated April 20, 1994 and recorded on May 20, 1994.

Being the same property conveyed to CK Flips 615, LLC, a Tennessee limited liability company and Stonegate Acquisitions LLC, a Tennessee limited liability company by Warranty Deed from Archie Philip Burgess and Marilyne Powell Burgess, husband and wife of record in Instrument No. 20240620-0046346 Register's Office for Davidson County, Tennessee, dated June 17, 2024 and recorded on June 20, 2024.

Being the same property conveyed to Todd I. Woods and Amy Woods, husband and wife by Warranty Deed from Stonegate Acquisitions, LLC and CK Flips 615, LLC, a Tennessee limited liability company of record in Instrument No. 20250408-0026706 Register's Office for Davidson County, Tennessee, dated April 02, 2025 and recorded on April 08, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

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unimproved
This is improved x property, known as 1020 Hickory Hollow Rd, Nashville, TN 37221
(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 hand this 27th day of March, 2026

TODD I. WOODS

AMY WOODS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd I. Woods and Amy Woods, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of March, 2026.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public

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