Name and Address of New Owner:
Boone Land Partners, LLC, a California limited liability company
960 Wilbur Ave.
San Diego, CA 92109-2069

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 1399091 DEEDWARR
03/30/2026 04:09:30 PM 4 pgs
Fees: $23.00 Taxes: $740.00
20260330-0025218

This Instrument Prepared By:
Woodland Title & Escrow, Inc.
736 Hillsboro Boulevard
Manchester, TN 37355

Map & Parcel No: 188-00-0-027-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **H. MARTINA HAILEY**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **BOONE LAND PARTNERS LLC, a California Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A parcel of land, being a part of the Rachael Y. Bonds property situated in the 2nd Civil District of Davidson County, Tennessee, as recorded in Deed Book 2489, Page 17, Register's Office for said County, and described according to an unrecorded survey by John D. McCormick, Surveyor, as follows:

Beginning at a point in the centerline of Battle Road, said point being the Northeast corner of the Richard W. James and wife, Ola M. James property as recorded in Deed Book 7275, Page 252, said Register's Office on June 23, 1987; thence along the Northerly boundary of the said James property North 84 degrees, 41 minutes, 11 seconds West a distance of 1,091.30 feet to an existing iron pin; thence North 9 degrees 14 minutes, 20 seconds East a distance of 200.00 feet to an iron pin; thence South 84 degrees, 41 minutes, 44 seconds East a distance of 1088.93 feet to a point in the centerline of Battle Road; thence South 8 degrees, 32 minutes 38 seconds West a distance of 200.00 feet to the Point of Beginning.

Being the same property conveyed to H. Martina Hailey, by deed dated 01/12/1996, from David Anthony Hood, of record in Book 9920, page 304, Register's Office for Davidson County, Tennessee.

This is improved ( ) or unimproved (X) property, known as: Battle Road, Nashville, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of March, 2026.

H. Martina Hailey (SEAL)
H. Martina Hailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of March, 2026, before me personally appeared H. Martina Hailey, 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, at office, this 27th day of March, 2026.

Whitney Tyson
Notary Signature
My commission expires: 11/21/2027

WHITNEY TYSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~COFFEE~~ WT Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

H. Martina Hailey
(Affiant)

Sworn to and subscribed before me this 27th day of March, 2026.

Whitney Tyson
Notary Public
My commission expires: 11/21/2027
File No. 2026-88

WHITNEY TYSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

TRUE COPY CERTIFICATION

I, Sasha Knowles, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 3/27/26. (Date of Document)

Affiant Signature

Date: 3/30/26

State of Tennessee

County of Coffee

Sworn and Subscribed to me this 30 day of March, 2026

Notary Public

My Commission Expires: 2-22-27

KRISTIN L. BROWN
STATE OF TENNESSEE NOTARY
BEDFORD COUNTY
Commission Expires