NEW OWNER:
ROI PROPERTIES, LLC
1408 OVERTON STREET
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 26-0166

Map & Parcel
04411019700

Space for Recorder's stamp

Karen Johnson Davidson County
Batch # 1400366 DEEDWARR
04/02/2026 09:08:06 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260402-0026283

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES MICHAEL POPE, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ROI PROPERTIES, LLC, a Tennessee limited liability company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in the **4th** Civil District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in the Fourth Civil District of Davidson County, Tennessee, and being known and designated as all of Lot No. 2, on the Plan of W. E. Boyd Subdivision, of record in Plat Book 2083, Page 46, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JAMES MICHAEL POPE, by virtue of a Quitclaim Deed from Mary Katherine Weatherly f/k/a Mary K. Pope, dated July 12, 2012, and recorded in Instrument No. 20120713-0061527, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **601 JONES STREET, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successor and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2083, Page 46, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 1st day of April, 2026.

JAMES MICHAEL POPE

STATE OF TENNESSEE

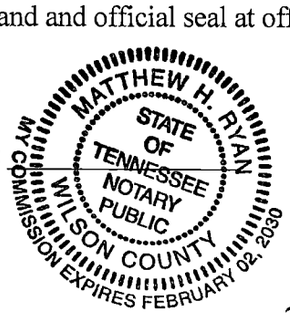
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES MICHAEL POPE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of April, 2026.

NOTARY PUBLIC

My commission expires:



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The actual consideration or value, whichever is greater, for this transfer is **$350,000.00.**

Janel Johnson
AFFIANT

Sworn to and subscribed to before me this 1st day of April, 2026.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES FEBRUARY 02, 2030