Karen Johnson Davidson County
Batch# 1403384 DEEDWARR
04/08/2026 01:07:30 PM 4 pgs
Fees: $23.00 Taxes: $703.00
20260408-0028406

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260353803** TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 04/22/2028 WILSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $190,000.00. Affiant Subscribed and sworn to before me, this 2nd day of April, 2026. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Alliance Building Group, LLC 811 Meadowlark Lane Goodlettsville, TN 37072	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 053 07 0 058.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen Saunders and Mary Llewellyn, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Alliance Building Group, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lots No. 32 and 33 on the plan of REVISED PLAN OF SECTION "F", VILLAGE OF OLD HICKORY, of record in Plat Book 1424, Page 131, in the Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point on the West margin of Riverside Road at the common front corner between Lot Nos. 32 and 33 of the above Subdivision; thence Southerly with the West margin of said Road as relocated South 28° 12' West 69.48 feet to the beginning of a curve to the right at the intersection of 20th Street, as now relocated; thence along said curve, having a radius of 25 feet, a distance of 41.7 feet to the end of said curve; thence Westwardly along the North margin of 20th Street as relocated, North 56° 13' West 2.04 feet to a point and continuing Westwardly with the margin of 20th Street following the arc of curve with a radius of 531.39 feet, a distance of 131.54 feet to a point on the common rear line of Lot Nos. 33 and 62 of the above Subdivision; thence Northerly along said common rear line of Lots 33, 61 and 62, a distance of 70.2 feet to a point on the rear line of Lot No. 61; thence Southeastwardly along the dividing line between Parcel No. 57 and 58 on Metro Tax Map No. 53-7, a distance of 196.02 feet to the point of beginning and containing 16,600 square feet, more or less.

Being the same property conveyed to Stephen Saunders and Mary Llewellyn, husband and wife, by Warranty Deed from Michael W. Peek, of record in Instrument No. 20210804-0104969, in the Register's Office of Davidson County, Tennessee, dated July 27, 2021 and recorded on August 04, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION F, VILLAGE OF OLD HICKORY, as recorded in Plat Book 1424, Page(s) 78 and as revised in Plat Book 1424, Page 86 and Book 1424, Page 131.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20210727-0100870.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1808 Riverside Rd Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant that this instrument is effective as of the 2nd day of April, 2026.

Stephen Saunders

Mary Llewellyn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen Saunders and Mary Llewellyn, 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, at office, this _____ day of _____, 2026.

_____
Notary Public
My Commission Expires: _____

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

On March 31, 2026 before me, Magdalena Lorincz, Notary Public
(Here insert name and title of the officer),

personally appeared Stephen Saunders and Mary Llewellyn,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature

(Notary Public Seal)

OCT 1 MAGDALENA LORINCZ COMM. #2426494 NOTARY PUBLIC -CALIFORNIA LOS ANGELES COUNTY Comm. Exp. December 2,2026 OCT 1

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date

CAPACITY CLAIMED BY THE SIGNER

- ☑ Individual (s)
- ☐ Corporate Officer
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Certificate of Authenticity

I, Gregg W. Clarke, do hereby make oath that I 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 this 6th day of April, 2026

4/6/2026

Affiant Signature Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 6th day of April, 2026

Notary Signature

Commission Expiration Date:

4/22/2028

