Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-475

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of March, 2026

Notary Public

Commission Expires: 2/2/2030

TENNESSEE NOTARY PUBLIC My Comm Exp. 2/2/2030
REBECCA BLAIR SHUKIS
COUNTY OF DICKSON

Karen Johnson Davidson County
Batch# 1403570 DEEDWARR
04/09/2026 08:34:30 AM 7 pgs
Fees: $38.00 Taxes: $943.50
20260409-0028642

Address of New Owner	Send Tax Bills To:	Map & Parcel
Geoffrey Hardcastle 4725 Old Hickory Blvd Nashville, TN 37218	New Owner	078-00-0-004

WARRANTY DEED

FOR AND IN 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, I/WE,

Enola Snelling, an unmarried woman, Wilma Young, an unmarried woman, Kimberly Thompson, an unmarried woman, Cristy Wood Weems, a married woman, Jeri Dawn Wood, a single woman, Jonathan Lee Wood, a single man, Tamara Lynn Caudill, a single woman, Anthony Francis Casella, a married man, and Christina Mae Flannery, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Geoffrey Hardcastle

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, more particularly described as follows:

Beginning at a mag nail in the centerline of Old Hickory Blvd.(OHB), said point being the southeast corner of Parcel 101 on Tax Map 78 and the northeast corner of herein described tract;
Thence with the center of OHB S 17° 51' 33" W 129.82' to a mag nail; Thence continuing with center of OHB S 12° 39' 07" W 170.32' to a mag nail; Thence leaving OHB N 84° 22' 38" W 728.50' to an iron pin;
Thence N 04° 59' 49" E 300.18' to an iron pin;
Thence S 84° 03' 52" E passing an iron pin at 750.56' a total of 780.14" to The point of beginning containing 223,856.31 SQ FT or 5.14 Acres. Survey by David P. Brackman, TN RLS #1684 of Brackman Land Surveying, dated March 22, 2026.

BEING a portion of the same property conveyed by Warranty Deed from Etta Estelle Bess to Jerry D. Wood, Sr., and wife, Addie M. Wood, of record in Book 3703, Page 610, in Davidson County, Tennessee Register of Deeds, dated March 16, 1964 and recorded March 16, 1964. The said Jerry D. Wood, Sr. died on or about November 06, 1979, leaving Addie M. Wood as the surviving tenant by the entireties. The said Addie M. Wood died on or about May 30, 2015. Reference is made to the affidavits of heirship naming Wilma Young Enola Snelling, Susan Casella, and Jerry Wood, Jr. as all of her heirs, of record in Instrument No. 202604090028635, Instrument No. 20251117-0091337, Instrument No. 20251117-0091338, and Instrument No. 20251117-0091339, in said Register's Office. The

said Jerry Wood, Jr. died on or about March 29, 2017. Reference is made to the affidavits of heirship naming Kim Thompson, Jeri Wood, Jonathan Wood, and Christy Weems as all of his heirs, of record in Instrument No. 202604090028686, Instrument No. 20251117-0091337, Instrument No. 20251117-0091338, and Instrument No. 20251117-0091339, in said Register's Office. The said Susan Casella died on or about January 04, 2022. Reference is further made to the affidavits of heirship naming Tamara Lynn Caudill, Anthony Francis Casella, Jr., and Christina Mae Flannery as all of her heirs, of record in Instrument No. 202604090028637, Instrument No. 20251117-0091337, Instrument No. 20251117-0091338, and Instrument No. 20251117-0091339, in said Register's Office.

The subject property is neither the principal residence of the Grantor nor their spouse or any dependent.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4725 Old Hickory Blvd, Nashville, TN 37218

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 so 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.

Dated this the 30th day of March, 2026.

Enola Snelling by Regina Oliver, her attorney-in-Fact

Enola Snelling by Regina Oliver, her Attorney-In-Fact

STATE OF ~~Tennessee~~ Kentucky /jm
COUNTY OF ~~Davidson~~ McCracken /jm

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Regina Oliver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Enola Snelling and that she is authorized by Enola Snelling to execute this instrument on her behalf. 202604090028640

Witness my hand and official seal this 30th day of March, 2026.

Notary Public Jane M. Muklewicz

My Commission Expires: July 5, 2026

JANE M. MUKLEWICZ
Notary Public
Commonwealth of Kentucky
Commission Number KYNP54723
My Commission Expires Jul 5, 2026

Wilma Young by Pam Young her Attorney-In-Fact
Wilma Young by Pam Young, her Attorney-In-Fact

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Dickson cc 3/30/26

Personally appeared before me, Pam Young, with whom I am personally acquainted, to be the person who executed the foregoing instrument in behalf of Wilma Young as her true and lawful attorney in fact and acknowledged that such person executed the same as the free act and deed of Wilma Young, as referenced by power of attorney of record in Instrument No. 202604090028641 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 30th day of March, 2026.

Notary Public Charlene M. Colvin

My Commission Expires: 11/24/29

CHARLENE M. COLVIN
TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

Jeri Dawn Wood

Jeri Dawn Wood
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, Jeri Dawn Wood, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of March, 2026.

Notary Public Charlene M. Colvin

My Commission Expires: 11/24/29

CHARLENE M. COLVIN
TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

Jonathan Lee Wood

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, Jonathan Lee Wood , the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of March, 2026.

Notary Public Cory Schuyler

My Commission Expires: 2-2-2030

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/02/2030
WILLIAMSON COUNTY

Tamara Lynn Caudill by Christina Mae Flannery her Attorney-in-fact

Tamara Lynn Caudill by Christina Mae Flannery, her Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Christina Mae Flannery, with whom I am personally acquainted, to be the person who executed the foregoing instrument in behalf of Tamara Lynn Caudill as her true and lawful attorney in fact and acknowledged that such person executed the same as the free act and deed of Tamara Lynn Caudill, as referenced by power of attorney of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

202604090028639

Witness my hand and official seal this 30th day of March, 2026.

Notary Public Cory Schuyler

My Commission Expires: 2·2·2030

CORY ANN SCHUYLER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/02/2030 WILLIAMSON COUNTY

Anthony Francis Casella by Christina Mae Flannery his Attorney-in-fact

Anthony Francis Casella by Christina Mae Flannery, his Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Christina Mae Flannery, with whom I am personally acquainted, to be the person who executed the foregoing instrument in behalf of Anthony Francis Casella as his true and lawful attorney in fact and acknowledged that such person executed the same as the free act and deed of Anthony Francis Casella, as referenced by power of attorney of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

202604090028638

Witness my hand and official seal this 30th day of March, 2026.

Notary Public Cory Schuyler

My Commission Expires: 2·2·2030

CORY ANN SCHUYLER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/02/2030 WILLIAMSON COUNTY

Christina Mae Flannery

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, Christina Mae Flannery, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of March, 2026.

Notary Public Cory Schuyler

My Commission Expires: 2·2·2030

CORY ANN SCHUYLER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/02/2030 WILLIAMSON COUNTY

Kimberly Thompson

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, Kimberly Thompson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of March, 2026.

Notary Public Cory Schuyler

My Commission Expires: 2-2-2030

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/02/2030
WILLIAMSON COUNTY

Cristy Wood Weems

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, Cristy Wood Weems , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of March, 2026.

Notary Public Cory Schuyler

My Commission Expires: 2-2-2030

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/02/2030
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 3/30/2026.

Affiant Signature – Joshua A. Terry

4/1/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 4/1/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27