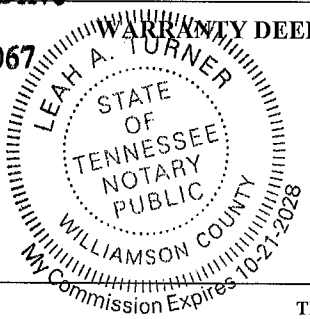
Register Return To:
Land Title South, Inc.
3326 Aspen Grove Drive
Suite 400
Franklin, TN 37067
26.CD.057

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $494,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/9/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 609 River Rock Boulevard
suite b3
Murfreesboro, TN 37128
file # 3752-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
641 Old Hickory, LLC, a Wyoming limited liability company		171-03-0B-136.00-CO
5153 Hereford Ct		
Brentwood TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Ellen Rockwell, single woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

641 Old Hickory, LLC, a Wyoming limited liability company

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. 52 on the Plan of Revision One, A Horizontal Property Regime (Private Element), Phase One, Section Three, Townhomes of Fredericksburg, R20 Residential P.U.D., of record in Plat Book 9700, Page 534, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ellen Rockwell, single woman by Warranty Deed from Clinton J. Anderson, married of record in Instrument No. 20190917-0094313 Register's Office for Davidson County, Tennessee, dated September 12, 2019 and recorded on September 17, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 641 Old Hickory Boulevard 45 Brentwood, TN 37027

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Karen Johnson Davidson County
Batch# 1404273 DEEDWARR
04/10/2026 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.13
20260410-0029114

Witness my hand on April 8, 2026.

Ellen Rockwell

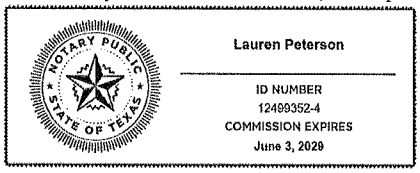
Ellen Rockwell

STATE OF Texas

COUNTY OF Comal

Personally appeared before me via video-audio communication, a Notary Public of said County and State, Ellen Rockwell, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 8th, 2026.



Lauren Peterson

Notary Public

My Commission Expires: 06/03/2029

Electronically signed and notarized online using the Proof platform.

File #: 3752-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Susan Jackson, 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 April 9 2026.
(date)

Susan Jackson

4/9/26
Date

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me Leah A Turner, a Notary Public of said county and state Susan Jackson, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Sworn to and subscribed before me this 9 day of April, 2026.

Notary's Signature

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028

MY COMMISSION EXPIRES:

Notary's Seal