SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1405166 DEEDWARRSP
04/14/2026 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20260414-0030374

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAKOTA N. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

THIS INSTRUMENT WAS PREPARED BY (and return to):

Venture Law, PLLC
1104 Fatherland St
Nashville, TN 37206

	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Pecan Valley Landscaping, LLC, a Tennessee limited liability company	*Same*	115-16-0-001.00
(NAME) **6217 Bresslyn Rd**	(NAME)	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

ABBOTT FAMILY TRUST, DATED SEPTEMBER 23, 2025

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, BARGAIN AND SELL UNTO:

PECAN VALLEY LANDSCAPING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

ITS SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of West Meade Farms, Inc., Section "F", of record in Book 1835, Page 71, Register's Office for said County.

Said Lot No. 129 fronts 122 feet on the southerly side of Bresslyn Road and runs back 336.9 feet on the easterly line and 337.2 feet on the westerly line to a deed line measuring 122 feet thereon.

Being the same property conveyed to Abbott Family Trust, dated September 23, 2025, by Quitclaim Deed from Harrell Lee Abbott, a/k/a Harrell Lee Abbott, Sr., and wife, Karen H. Abbott, a/k/a Freida Karen Harmon Abbott, dated November 7, 2025 and recorded November 7, 2025, in Instrument No. 20251107-0088972, in the Register's Office for Davidson County, Tennessee.

This improved property is also known as 6217 Bresslyn Rd, Nashville, TN 37205.

THE GRANTOR DOES HEREBY COVENANT WITH GRANTEE THAT GRANTOR HAS NOT MADE, DONE, EXECUTED, ALLOWED OR SUFFERED ANY ACT, INSTRUMENT, OR THING WHATSOEVER WHEREBY SAID LAND, OR ANY PART THEREOF, NOW OR AT ANY TIME HEREAFTER, SHALL BE CHARGED OR ENCUMBERED IN ANY MANNER WHATSOEVER; AND GRANTOR DOES FURTHER COVENANT AND BIND ITSELF, ITS SUCCESSORS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO SAID LAND TO SAID GRANTEE, ITS HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY, THROUGH OR UNDER SAID GRANTOR, BUT NOT OTHERWISE. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 10th day of April, 2026.

ABBOTT FAMILY TRUST,
DATED SEPTEMBER 23, 2025

Harrell L. Abbott Sr

By: Harrell L. Abbott, Sr., Co-Trustee

Karen H. Abbott

By: Karen H. Abbott, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Harrell L. Abbott, Sr. and Karen H. Abbott, Co-Trustees of the Abbott Family Trust, dated September 23, 2025**, the within named bargainor, 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 and official seal, this the 10th day of April, 2026.

Notary Public
My Commission Expires:

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

Certificate of Authenticity

I, Lathon W. Underwood, 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 10, 2026.

Date

Affiant Signature

4/10/2026
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 10th day of APRIL, 2026.

Notary's Signature

My Commission Expires: _____
Date

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Notary's Seal (if on paper)