Karen Johnson Davidson County
Batch# 1411916 DEEDWARRSP
04/27/2026 03:57:30 PM 5 pgs
Fees: $28.00 Taxes: $17,982.00
20260427-0036607

Special Warranty Deed

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $4,860,000.00. Affiant Subscribed and sworn to before me, this the 17th day of April, 2026. Notary Public My commission expires: 12/19/28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Paul Ozzimo and Julie A. Ozzimo, Trustees of Ozzimo Family Trust dated April 11, 2011	New Owner(s)	104-14-0-018.00
319 Inwood Way		
Franklin, TN 37064		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHARONDALE DRIVE PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** as to a 56.08% undivided interest, **AND BRIAN MOBLEY AND MICHELLE MOBLEY,** as to a 43.92% undivided interest, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL OZZIMO AND JULIE A. OZZIMO, TRUSTEES OF OZZIMO FAMILY TRUST DATED APRIL 11, 2011,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

See **Exhibit A**

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2526 Sharondale Drive, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of April, 2026.

Sharondale Drive Partners LLC, a Tennessee Limited Liability Company

By: _____
Michael Stewart, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Stewart, Manager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Sharondale Drive Partners LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of April, 2026.

_____
Notary Public

My Commission Expires: 2-18-2028

JATIN A SHAH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-18-28

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of April, 2026.

Brian Mobley

Michelle Mobley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of April, 2026, before me personally appeared Brian Mobley and Michelle Mobley, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons free act and deed.

Witness my hand, at office, this 3rd day of April, 2026.

Notary Signature

My commission expires: 6-18-2028

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

EXHIBIT A

TRACT NO. I: BEING PART OF LOT NO. 21 ON THE PLAN OF SHARONDALE, OF RECORD IN PLAT BOOK 332, PAGE 119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE IN THE EAST MARGIN OF SHARONDALE DRIVE AT THE NORTH-WEST CORNER OF THE PROPERTY CONVEYED TO MRS. W. H. WASHINGTON, BY DEED FROM MRS. S. S. ROCHE, OF RECORD IN BOOK 1195, PAGE 11, SAID REGISTER'S OFFICE; THENCE WITH SHARONDALE DRIVE NORTH 1 DEGREE 37 MINUTES EAST 177.5 FEET; THENCE NORTH 71 DEGREES 36 MINUTES EAST 149 FEET TO AN IRON STAKE; THENCE SOUTH 0 DEGREES 57 MINUTES WEST 151.55 FEET TO AN IRON STAKE; THENCE SOUTH 62 DEGREES 50 MINUTES WEST 161 FEET TO THE BEGINNING.

TRACT NO. II: BEING PART OF LOT NO. 3 ON THE PLAN OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES QUARRY LOT IN SHARONDALE SUBDIVISION, OF RECORD IN PLAT BOOK 421, PAGE 55, SAID REGISTER'S OFFICE, AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF SHARONDALE DRIVE AT AN IRON STAKE IN THE SOUTHWEST CORNER OF THE N. E. S. PROPERTY; THENCE NORTH 82 DEGREES 0 MINUTES EAST 399.83 FEET TO AN IRON STAKE, IN THE NORTH LINE OF LOT NO. 21 SHARONDALE SUBDIVISION; THENCE ALONG SAID LINE SOUTH 71 DEGREES 36 MINUTES WEST 420.64 FEET TO A POINT IN THE EAST MARGIN OF SHARONDALE DRIVE; THENCE ALONG SAID DRIVE, NORTH 1 DEGREE 36 MINUTES EAST 76.74 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS PROPERTY CONVEYED BY THE FOLLOWING, ALL OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE:

1. DEED TO STATE OF TENNESSEE, IN BOOK 4814, PAGE 302; AND

2. DEED TO STATE OF TENNESSEE, IN BOOK 6671 AND PAGE 793

Being the same property conveyed to Brian Mobley and Michelle Mobley, as to a 43.92% undivided interest, and Sharondale Drive Partners, LLC, a Tennessee limited liability company, as to a 56.08% undivided interest by Warranty deed from The Estate of Emogene Long Chaffin of record in Instrument No. 20210511-0062855 Register's Office for Davidson County, Tennessee, dated May 7, 2021 and recorded on May 11, 2021.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 20. 2026

Affiant Signature

27th day of April, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028