Karen Johnson Davidson County
Batch# 1419294 DEEDWARR
05/12/2026 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20260512-0042599

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#10784-24

ADDRESS NEW OWNER:
BMB Properties, a Tennessee general partnership
942 Main Street
Nashville, TN 37206

SEND TAX BILL TO:
New Owner

MORTGAGEE:
N/A

Parcel ID:
061-08-0-035.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas Strickland, a married man, and Hunter Strickland, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **BMB Properties, a Tennessee general partnership**, hereinafter called the GRANTEE, its heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Mrs. McGaughey Subdivision of part of Tract No. 3 of A. J. McGaughey's Second Subdivision, not of record, described as follows:

Beginning at a point in the Easterly margin of Tanglewood Drive, 550 feet South of the Southerly margin of Haysboro Avenue, said point being the corner of Lot Nos. 23 and 24; thence with the line between said two lots, Eastwardly 275 feet to the Southeast corer of Lot No. 23; thence Southwardly 100 feet to the Northeast corner of Lot No. 25; thence with the line between Lot Nos. 24 and 25, Westwardly 255 feet to the Easterly margin of said Drive, thence with said Drive, Northwardly 100 feet to the beginning.

Being the same property conveyed to Thomas Strickland and Hunter Strickland, by deed dated September 29, 2022 from Robert K. Dillow, unmarried, recorded September 30, 2022, and of record in Instrument Number 20220930-0108126, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Thomas Strickland by virtue of a written Power of Attorney of record in Instrument No. 20260508-0041561, Register's Office for Davidson County, Tennessee.

This property has never been the marital residence of GRANTORS.

This is unimproved property known as 4708 Tanglewood Drive, Nashville, TN 37216. Possession is to be given on May 8, 2026.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 8th day of May 2026.

Thomas Strickland

Hunter Strickland by Thomas Strickland, his Attorney-in-Fact
Hunter Strickland by Thomas Strickland,
his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas Strickland, a married man,** the bargainor, 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.

WITNESS my hand and official seal at office this 8th day of May 2026.

NOTARY PUBLIC

J. DAVID LEE TENNESSEE NOTARY PUBLIC My Comm Exp. January 31, 2029 COUNTY OF WILSON

My Commission Expires: 1/31/29

STATE OF TENNESSEE
COUNTY OF WILSON

On this 8th day of May, 2026, before me personally appeared , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas Strickland as their attorney in fact, pursuant to the power of attorney recorded Instrument No. 20260508-0041561, Register's Office, Davidson County, Tennessee, and acknowledged that they executed the same as the free act and deed of Thomas Strickland as their attorney in fact.

NOTARY PUBLIC

J. DAVID LEE TENNESSEE NOTARY PUBLIC My Comm Exp. January 31, 2029 COUNTY OF WILSON

My Commission Expires: 1/31/29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is **$500,000.00**.

AFFIANT

Subscribed and sworn to before me on this 11 day of May 2026.

NOTARY PUBLIC

My Commission Expires:

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

Certificate of Authenticity

I, Christina Higgins, 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 5/8/2026.

Date

Affiant Signature

5/8/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of May, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029