Karen Johnson Davidson County
Batch# 1419296 DEEDWARR
05/12/2026 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20260512-0042604

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Affiant

REBECCAH S. HARTMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this 8th day of May, 2026.

Notary Public:
My Commission Expires: February 10, 2030

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Jeremy Nichols 8417 Sycamore Creek Rd. Joelton, TN 37080	Lending Hand Mortgage 516 Lentz Dr. Madison, TN 37115	004-00-0-226.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Austin Hobgood, married**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Jeremy Nichols, an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Property located in the 1st Councilmanic District of Davidson County, TN, and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, dated 08/08/17, File Number 2-372, as follows:

Beginning at an iron rod in the west margin of Whites Creek Pike, said iron rod being located from the center line of Sycamore Creek Road along the west margin of Whites Creek Pike north 29 degrees 29 minutes 22 seconds west a distance of 28.30 feet; north 33 degrees 10 minutes 54 seconds west a distance of 402.96 feet; north 33 degrees 30 minutes 18 seconds west a distance of 201.53 feet; north 30 degrees 30 minutes 18 seconds west a distance of 92.91 feet to the point of beginning having a Tennessee State Plane Coordinate of N: 747462.53, E: 1704735.40; thence continuing with the margin of Whites Creek Pike north 30 degrees 30 minutes 18 seconds west a distance of 108.62 feet; thence north 26 degrees 30 minutes 18 seconds west a distance of 197.50 feet; thence north 22 degrees 30 minutes 18 seconds west a distance of 197.50 feet; thence north 18 degrees 30 minutes 18 seconds west a distance of 183.39 feet to a set iron rod and common corner to Jason Allen Wooden (Instrument Number 201508100079413) and having a Tennessee State Plane Coordinate of N: 748089.22, E: 1704458.33; thence with said Wooden passing a wooden fence post (supposed to be Wooden's Corner) at 24 feet and continuing south 84 degrees 54 minutes 21 seconds east a total distance of 691.70 feet to an existing iron rod and common corner to Robert O. Woodard (Book 5535, Page 291; Plat Book 5210, Page 280); thence with said Woodard south 05 degrees 45 minutes 09 seconds west a distance of 99.59 feet to a set iron rod; thence with a new line south 40 degrees 45 minutes 57 seconds west a distance of 615.52 feet to a set iron rod which is the point of beginning, having an area of 234,414.9 square feet, 5.38 acres, more or less.

Together with a perpetual non-exclusive easement providing continuous uninterrupted ingress and egress for a driveway and utilities, in and over the following described tract:

Beginning in the center of Sycamore Creek Road, being the northeast corner of the remaining portion of Charles Moss (Book 3942, Page 996); thence with the center of Sycamore Creek Road south 08 degrees 01 minutes 09 seconds east a distance of 59.63 feet; thence leaving the center of said road and with a new line north 64 degrees 59 minutes 40 seconds west a distance of 140.49 feet; thence north 05 degrees 45 minutes 09 seconds east a distance of 450.86 feet to a point in the south line of Thomas Kyle Bates (Instr: 201711020112343); thence with said Bates north 40 degrees 45 minutes 57 seconds east a distance of 87.14 feet to an existing iron rod; thence with the west line of

Robert O. Woodard (Book 5535, Page 291) south 05 degrees 45 minutes 09 seconds west a distance of 486.73 feet to an existing wood fence post; thence south 64 degrees 59 minutes 40 seconds east a distance of 72.49 feet to the point of beginning. This easement having been granted by Instrument of record as 20180521-0048213, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Austin Hobgood by Warranty Deed from Thomas Kyle Bates, a married man, of record in Instrument No. 20230228-0014046, Register's Office of Davidson County, Tennessee, dated 2/27/2023 and recorded 2/28/2023.

***The above-referenced property is not now, nor has it ever been, the primary residence of the Grantor.**

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Restrictions contained in Deed of record in Instrument No. 20171102-0112343, in the Register's Office of Davidson County, Tennessee.

Ingress, Egress and Utilities Easement described in deed of record in Instrument No. 20190523-0048705, Register's Office of Davidson County, Tennessee.

Ingress, Egress and Utilities Easement described in deed of record in Instrument No. 2019-0523-0048705, Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (__X__) improved (____) unimproved property, known as: 8417 Sycamore Creek Rd., Joelton, TN 37080

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(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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.

Witness my/our hand(s) this the 8th day of May, 2026.

Austin Hobgood

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 Austin Hobgood, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of May, 2026.

Commission Expires: 01-22-2029 Rita Henley
Notary Public:

RITA HENLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 8, 2026.

J. Carlton Drumwright

May 8, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 8, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY