Karen Johnson Davidson County
Batch# 1424055 DEEDWARR
05/21/2026 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.56
20260521-0046687

Warranty Deed

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $480,150.00. Affiant Subscribed and sworn to before me, this the 21st day of May, 2026. Notary Public My commission expires: 11/30/29

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:
Andrew Warren Stokely and Crystal Stokely, Trustees of Etch City Trust dated February 24, 2020	New Owner	044-00-0-005.00
PO Box 874	"	
Hendersonville, TN 37077	"	

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, **WILLIAM DEAN, A MARRIED MAN, AND AUSTIN VENABLE, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW WARREN STOKELY AND CRYSTAL STOKELY, TRUSTEES OF ETCH CITY TRUST DATED FEBRUARY 24, 2020**, 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:

Being a parcel of land located in Davidson County, Tennessee, being part of Tract 17 of the Nashville Industrial Corporation Subdivision (Book 1130 Page 46) being located approximately 130 feet southeast of the intersection of Scenic View Road and Hillman Place and being more particularly described as follows:

BEGINNING at an iron pin (found) in the southerly right-of-way of Scenic View Road, said iron pin being the northwest corner of the herein described property; Thence, along said right-of-way, South 46 degrees 50 minutes 03 seconds East, 199.77 feet to an iron pin (found);Thence, leaving said right-of-way, South 43 degrees 36 minutes 41 seconds West, 903.44 feet to an iron pipe (found); Thence, North 33 degrees 12 minutes 57 seconds West, 208.01 feet to an iron pipe (found);Thence, North 43 degrees 47 minutes 52 seconds East, 854.49 feet to the POINT OF BEGINNING, containing 4.06 acres, more or less, according to a survey by Jeffrey A. Leopard, dated May 20, 2024.

Being the same property conveyed to Kevin McGinn and Timothy R. Wilson by Warranty Deed from Nancy C. Edwards, unmarried, Carolyn Ussery Campbell, unmarried, Karen Ussery Whittle, married, and Matthew Cathey Edwards, married of record in Instrument No. 20220531-0062787, Register's Office for Davidson County, Tennessee, dated May 25, 2022 and recorded on May 31, 2022.

Being the same property conveyed to Bradley Bars, married by Warranty Deed from Kevin McGinn, an unmarried man, and Timothy R. Wilson, an unmarried man, dated July 19, 2024 and recorded July 23, 2024 in Instrument No. 20240723-0055559, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lucky Lands, LLC by Warranty Deed from Bradley J. Bars dated July 19, 2024 and recorded July 23, 2024 in Instrument No. 20240723-0055560, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to William Dean and Austin Venable by Quitclaim Deed from Lucky Land, LLC of record in Instrument No. 20250616-0046597 Register's Office for Davidson County, Tennessee, dated June 9, 2025 and recorded on June 16, 2025.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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 102 Scenic View Road, Old Hickory, TN 37138, 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 the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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 21st day of May, 2026.

William Eli Dean

Austin Venable

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 William Eli Dean and Austin Venable, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of May, 2026.

Notary Public

My Commission Expires: 1.24.29

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 5/21/26 (date of document).

Affiant Signature

5/21/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 21st day of May, 20 26.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29