WARRANTY DEED

Karen Johnson
Batch # 1426831
06/01/2026 10:06:16 AM
Fees: $13.00 Taxes: $3,293.00

Davidson County
DEEDWARR
2 pgs

20260601-0048971

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $890,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 1-30-2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Good Box Office LLC	Good Box Office LLC	33-210
(NAME)	(NAME)	
333 Haddon Ct	333 Haddon Ct	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20260294

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Arduino Cacciotti, a/k/a Arduno Cacciotti and Timothy Drowns** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Good Box Office LLC**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Beginning at an iron pin in the southerly margin of Dickerson Pike, said iron pin being located S 35-28E 80' from a corresponding pointing the northwesterly margin of said Dickerson Pike, which corresponding point is situated 844' SW corner of Lot No. 1 on the plan, being of record in Book 842, page 63 (RODC) as measured along the NW margin of Dickerson Pike, thence from iron pin running with Hajari S35-28E 160.25 partly with a block wall to corner of said wall; thence running with Woodard for the next two calls: S 52-52-51 W 88.88' to an iron pin; N 39-13-30 W 152.32 to an iron pin in the southeasterly margin on Dickerson Pike, thence running with the margin of said road N 48-16-50E 99.42' to the beginning, **containing 0.34 acres, more or less.**

BEING the same property conveyed to Timothy Drowns by Warranty Deed from Eddies Wholesale Supply, LLC, dated 04/07/2021 and filed of record in Inst. No. 20210422-0053788, Register's Office for Davidson County, Tennessee.

AND BEING the same property conveyed to Timothy Drowns and Arduno Cacciotti, as tenants in common by Quitclaim Deed from Timothy Drowns, dated 07/12/2021 and filed of record in Inst. No. 20210715-0095260, Register's Office for said County.

AND BEING the same property conveyed to Timothy Drowns, an unmarried man, by Quitclaim Deed from Arduno Cacciotti, dated 04/25/2022 and filed of record in Inst. No. 20220427-0048359, Register's Office for said County.

AND BEING the same property conveyed to Timothy Drowns and Arduno Cacciotti, as tenants in common, by Warranty Deed from Timothy Drowns, unmarried man, dated 06/26/2023 and filed of record in Inst. No. 20230629-0049491, Register's Office for said County.

Subject to easement appearing of record in Book 2336, page 118, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 1300 A Dickerson Road, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of May, 2026

Arduino Cacciotti by Jeff Parnell Attorney in Fact
Arduino Cacciotti a/k/a Arduino Cacciotte
By: Jeff Parnell, Attorney-in-Fact

Timothy Drowns

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State,Timothy Drowns, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of May, 2026.

Notary Public
My commission expires: 3/21/26

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee)
County of Sumner)

On this 29 day of May, 2026, before me the undersigned Notary Public in and for said County and State, personally appeared Jeff Parnell, known or identified to me (or proved to me on the basis of satisfactory evidence), to be the person whose name is subscribed to the within instrument as the Attorney in Fact of Arduino Cacciotti and acknowledged to me that he subscribed the name of Arduino Cacciotti thereto as principal, as his/her own name as Attorney in Fact.

Witness my hand, at office, I have hereunto se my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public
My Commission Expires: 3/21/26

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY