Karen Johnson
Batch # 1427799
06/04/2026 08:37:58 AM
Fees: $23.00 Taxes: $3,256.00
Davidson County
DEEDWARR
4 pgs
20260604-0050339

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Commission Expires 02-17-2027 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $880,000.00. Affiant Subscribed and sworn to before me, this May 29, 2026. Notary Public My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
PRE-LTC, LLC
174 Saundersville Road Suite 102
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Leach Street, LLC	Leach Street, LLC	017-00-0-060
29 Blackstone St.	29 Blackstone St.	
Peabody, Massachusetts 01960	Peabody, Massachusetts 01960	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Laurel T. Cartwright, William Chandler Thompson, and Daniel A. Thompson

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Leach Street, LLC, a Massachusetts limited liabilty company

(hereinafter called the "Grantee"), Grantee heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

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

Beginning at the southwest corner of this tract, at the end of line fence in the north right of way line of Lickton Pike; thence North 59-1/2 degrees East with right of way 20.4 poles to a stake; thence North 78 degrees East with right of way 24 poles to a stone; thence North 12.8 poles to an iron stake; thence North 01 degrees West 12.4 poles to an iron stake; thence North 15-1/2 degrees West 11.1 poles to an iron stake; thence North 68 degrees East 12.8 poles to a gate post; thence North 15-1/2 degrees West 24.3 poles; thence North 12 degrees East 42.45 poles to Luster's line; thence North 87 degrees West with Luster 34.5 poles to Wheeler; thence South 30 degrees West with Wheeler, 24.2 poles; thence South 01-1/2 degrees West with Wheeler an Aymett, 103.4 poles to the beginning.

Being the same property conveyed to Oscar W. Davis and wife, Myrtle O. Davis by Installment Deed from Beulah Bowers Eddings of record in Book 3182, Page 226, Register's Office for Davidson County, Tennessee, dated February 20, 1961 and recorded on February 20, 1961. Oscar W. Davis died on or about March 27, 1978, leaving property to Myrtle O. Davis as surviving tenant.

Myrtle O. Davis died on or about March 17, 1990, leaving Laurel Dorena Davis Thompson as her sole heir at law; as purported by Affidavit of Heirship of record in Book 10337, Page 522, Register's Office for Davidson County, Tennessee. Laurel Dorena Davis Thompson died on or about September 26, 2007, leaving Laurel T. Cartwright, William C. Thompson, David E. Thompson and Daniel A. Thompson as her sole heirs at law; as purported by Affidavit of Heirship of record in Instrument Number 20141121-0107581 and Affidavit of Inheritance of record in Instrument Number 20080808-0081871, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Laurel T. Cartwright, William C. Thompson and Daniel A. Thompson by Quitclaim Deed from David E. Thompson, Laurel T. Cartwright, William C. Thompson and Daniel A. Thompson of record in Instrument Number 20140528-0045785, Register's Office for Davidson County, Tennessee, dated April 26, 2014 and recorded on May 28, 2014.

Affidavit of Heirship for Myrtle O. Davis of record in Instrument Number _____ .

This is [X] improved [ ] unimproved property known as 5506 Lickton Pike, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee heirs and assigns, forever.

GRANTORS COVENANTS with the said Grantee that Grantee is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANTS and binds Grantors, Grantors heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee heirs 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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this the 28 day of May, 2026.

Laurel T. Cartwright

William Chandler Thompson

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, Laurel T. Cartwright and William Chandler Thompson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Grantors executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28 day of May, 2026.

Notary Public
My Commission Expires: 3.23.27

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

PRE-LTC, LLC File No. 26-13069-7626

Signed in Counterparts

Witness to the mark of Daniel A. Thompson

Daniel A. Thompson (his mark)

Witness to the mark of Daniel A. Thompson

GREG PIERPOINT

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Benton DMW

See attached certificate DMW

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Daniel A. Thompson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Grantors executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27th day of May, 2024.

Notary Public for Tennessee
My Commission Expires: 06/11/2029

DAWN W. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF STEWART

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Tennessee
County of Benton } ss.

On this the 27th. day of May, 2026, before me,
Day *Month* *Year*

Dawn W. Moore, the undersigned Notary Public,
Name of Notary Public

personally appeared Daniel A. Thompson, Kathy Thompson, Greg Pierpoint,
Name(s) of Signer(s)

☐ personally known to me – **OR** –

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

DAWN W. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF STEWART

Dawn W. Moore
Signature of Notary Public

Dawn W. Moore

My Commission Expires: 06/11/2029
Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 05/27/2026 Number of Pages: 4

Signer(s) Other Than Named Above: Ø

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