Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $885,000.00.

Affiant

Subscribed and sworn to me on 06/ 10 /26

NOTARY PUBLIC

My Commission Expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 03, 2029

Karen Johnson
Batch # 1432992
06/12/2026 09:50:03 AM
Fees: $18.00 Taxes: $3,274.50

Davidson County
DEEDWARRSP
3 pgs

20260612-0053411

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Dry Creek Property Group, LLC	NEW OWNER	025 04 0 112.00 AND 025 04 0 023.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Alden Horton III and Juli G Horton, husband and wife, hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto Dry Creek Property Group, LLC, a Tennessee Limited Liability Company, hereinafter called "**GRANTEES,**" their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in the 10th Council District of Davidson County, Tennessee, being more particularly described as follows:

TRACT 1: Beginning at a point in the westerly margin of Lick Street 134 feet north of the northerly margin of West Cedar Street; thence N 88 deg. 15' 06" West for 114.26 feet to a point; thence N 6 deg. 05' 10" East for 50.00 feet to a point; thence S 88 deg. 15' 06" East for 92.65 feet to a point in the westerly margin of Lick Street; thence along said Lick Street S 6 deg. 50' East for 59.00 feet to a point, the point of beginning.

TRACT 2: Beginning at point in the easterly margin of Lick Street 1.9 feet north of and 30.00 feet east of the northeast corner of Tract 1; thence easterly along a building line 80.50 feet to the westerly margin of Dickerson Road; thence along the westerly margin of Dickerson Road and the said building line in a southerly direction for 28.50 feet to the southeast line of said building; thence westerly along said building line for 79.20 feet to the easterly line of Lick Street; thence north along Lick Street for 29.00 feet to the point of beginning, said center of wall being the property line.

Being the same property conveyed to Elberta Express, Inc., by Warranty Deed from Phillip S. Patterson and Marlene C. Hatalla Scarpino, Nicole Scarpino and Anthony F. Scarpino, Jr., heirs at law of Anthony F. Scarpino dated January 22, 2021 and recorded January 26, 2021, of record in Instrument No. 20210126-0010972, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Alden Horton III and Juli G. Horton, husband and wife, by Quitclaim Deed from Elberta Express, Inc., a Tennessee corporation, dated June 7, 2024 and recorded June 11, 2024, of record in Instrument No. 20240611-0043688, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 Davidson County and subsequent taxes are assumed by the Grantee;
2. Easement of record in Book 6013, page 879 and Book 7696, page 530 said Register's Office;
3. Party Wall Agreement of record in Book 6013, page 887, said Register's Office; and

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements, rights of way for public utilities, and all other matters of record applicable to this property.

This property is also known as improved property located at 116 N Main Street, Goodlettsville, Tennessee 37072.

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 successors and assigns, forever, and GRANTORS do hereby covenant with the said GRANTEES that Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantors do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hands this 06/10/2026

Alden Horton III

Alden Horton III

STATE OF Nevada
COUNTY OF ~~Clark~~

On 06/10/2026, before me personally appeared Alden Horton III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 06/10/2026.

NOTARY PUBLIC

Malcolm Childs
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 20-1985-01
Expires December 5, 2028

My Commission Expires: 12/05/2028

Notarized remotely using audio-video communication technology via Proof.

WITNESS my hands this 06/10/2026

Juli G. Horton

Juli G Horton

STATE OF Nevada
COUNTY OF Clark

On 06/10/2026, before me personally appeared Juli G Horton, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 06/10/2026.

NOTARY PUBLIC

Malcolm Childs
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 20-1985-01
Expires December 5, 2028

My Commission Expires: 12/05/2028

Notarized remotely using audio-video communication technology via Proof.

Certificate of Authenticity

I, J. Anderson, 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 6/10/26.

Date

Affiant Signature

6/10/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of June, 2026.

Notary's Signature



My Commission Expires: _____
Date

Notary's Seal (if on paper)