Karen Johnson Davidson County
Batch# 1437256 DEEDWARR
06/23/2026 11:55:30 AM 5 pgs
Fees: $28.00 Taxes: $925.00
20260623-0056495

Name and Address of New Owner:
Side Piece Trust
c/o Legina Chaudoin, Trustee
O'Neil Hagaman, LLC
3310 West End Ave. #400
Nashville, TN 37203

Send Tax Bills To:
Same as new owner

This Instrument Prepared By:
Stones River Title Company, LLC
752 South Church Street
Murfreesboro, TN 37130

Map & Parcels:017 00 0 138.00 & 017 00 0 138.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **MARY GWENDOLYN MOSBY WALKER, an unmarried person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **LEGINA CHAUDOIN, Trustee of THE SIDE PIECE TRUST, U/A/D MAY 12, 2026 ,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Map & Parcel 017 00 0 138.00
Tract No 1: A small tract of land being out of the southeast corner of a 32-acre tract conveyed to Fannie Owns by deed of record in Book 498, page 716, Register's Office for said County, and described according to a survey thereof made June 27, 1950 by George W. Watkins, Surveyor, as follows:

Beginning at the railroad spike set in the center line of Lickton Pike opposite an elm, being the northeast corner of this tract; thence with the center of said Pike, south 71° 30' west 300 feet to a railroad spike; thence leaving said Pike south 17° 30' east 374 feet to an iron pin in the center line of an Old County Road; thence with the center line of the same north 55° 30' east 223 feet to an iron pin; thence leaving said road north 41° 45' east 70 feet to an iron pin which is immediately south of a box elder; thence north 12° west 286 feet to the point of beginning, containing 2.1 acres, more or less.

Tract No. 2: Beginning at a point in the center of the creek _____ [sic] feet in a southerly direction from Lickton Road; thence with the center of said creek in a westerly direction 220 feet to the center of a gully; thence with center of said gully in a southeasterly direction 213 feet to a margin of Old County Road; thence in an easterly direction with

the margin of said road 79 feet; thence in a northerly direction to the point of beginning 159 feet.

Included in the above description but excluded from this conveyance is the property conveyed to Cumberland Builders, Inc. by deed from William F Springer and wife, Edna A Springer, of record in Book 3282, page 81, Register's Office for said County.

Being the same property conveyed to Mary Gwendolyn Walker by Quitclaim Deed from Dana Nichole Davis, dated October 30, 2023 and recorded November 21, 2023 at 8:17 A.M. as Instrument Number 20231121-0090363, Register's Office of Davidson County, Tennessee.

Map & Parcel 017 00 0 139.00
A small tract of land out of the southeast corner of a 32 acre tract that was conveyed to Fannie Owens by deed of record in Book 498, page 716, Register's Office for Davidson County, Tennessee, said tract being in the 10th Civil District of said County, and described according to a copy of a Survey made by Geo W Watkins, Surveyor, September 6, 1961, as follows: BEGINNING at a point in the centerline of Lickton Pike opposite an iron pin in the east line of this property and the west line of the Wm H Eaton Property; thence along the center line of said Pike, south 71° 30' west 220 feet to a point thence south 17° 30' east passing through an iron pin in the south margin of Lickton Pike, 213.5 feet to an iron pin near the north bank of Dry Branch; thence north 73° 20' east 264 feet to an iron pin near a 12 inch hackberry in Easton's west line; thence with his west line, north 12° west 231.5 feet to the point of beginning, containing 1.09 acres.

Being the same property conveyed to Richard R. Walker Jr. and wife, Mary Gwendolyn Walker, by Warranty Deed from Cumberland Builders Inc., dated January 3, 1962 in Book 3317, Page 171, Register's Office of Davidson County, Tennessee. See also Quitclaim Deed to Mary Gwendolyn Mosby Walker from Mary Gwendolyn Walker n/k/a Mary Gwendolyn Mosby Walker, dated October 8, 2025 and recorded January 9, 2026 at 11:37 AM as Instrument Number 20260109-0002169, Register's Office of Davidson County, Tennessee.

This is commonly known as: 5623 & 5629 Lickton Pike, Goodlettsville, TN 37072

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, and assigns, forever in fee simple.

Grantor covenants that she is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of June, 2026.

Joe Michael Freeman AIF
Mary Gwendolyn Mosby Walker

Mary Gwendolyn Mosby Walker by Joe Michael Freeman pursuant to a Special Limited Power of Attorney of record as Instrument Number 20260616-0054199 Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named Joe Michael Freeman as Attorney-in-Fact for Mary Gwendolyn Mosby Walker, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that he executed the within and foregoing instrument with the proper authority and for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2026.

Jessica Jones
Notary Signature
My commission expires:

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
Exp 5-17-2028
COUNTY OF COFFEE

AFFIDAVIT OF VALUE

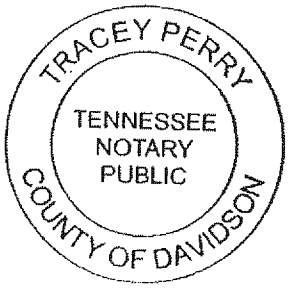
STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nancy Enoch
(Affiant)

Sworn to and subscribed before me this 18th day of June, 2026.

Tracey Perry
Notary Public
My commission expires: 11-5-29
File No. 2026-05-5541



True Copy Certification

I, Tracey Perry, 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 is a true and correct copy of the original document executed and authenticated according to law on June 18, 2026.

Tracey Perry
Signature

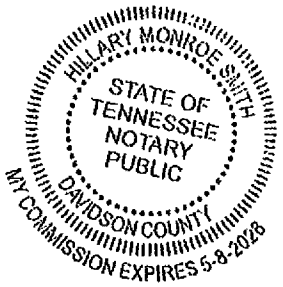
Date: 6-22-26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 22 day of June, 2026

Notary Public

My commission Expires: _____



SEAL