

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25 DAY OF June, 2026..

NOTARY PUBLIC

My Commission expires:

THIS INSTRUMENT PREPARED BY:

Bell & Alexander Title Services, Inc

8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Madison C. George	New Owner	074-08-0 065.00
(NAME)	(NAME)	
7048 Bonnavent Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

For and in Consideration of the sum of TEN AND N0/100 DOLLARS ($10.00) and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged,

HIDDEN SHORES 40, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

(herein called "Grantors"), have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto

MADISON C. GEORGE, AN UNMARRIED MAN

(herein called "Grantees"), the real property situated in DAVIDSON County, Tennessee, described as follows:

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HIDDEN SHORES 40, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey MADISON C. GEORGE, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 780 on the plan of Hermitage Hills Subdivision, Section Seven, of record in Book 3300, Page 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hidden Shores 40, LLC by Quitclaim Deed from Windell Mohon, Trustee of the Hermitage Orphans Educational Bonnavent Drive Preservation Trust, dated 5/20/2022 and recorded 5/20/2022 in Instrument No. 20220520-0059060, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7048 Bonnavent Dr., Hermitage, TN 37076.

To have and to hold the Subject Property together with all and singular the rights and appurtenances thereto belonging, unto Grantees, their heirs and assigns forever. The Grantors covenant that they are seized and possessed of the above described property, and have the right to convey it, and Grantors does hereby bind themselves, their heirs and assigns, to WARRANT AND FOREVER DEFEND all and singular the Subject Property unto the Grantees, their heirs and assigns, against every person whosoever lawfully claims the Subject Property or any part thereof by, through or under Grantors, but not otherwise.

Karen Johnson Davidson County
Batch# 1438331 DEEDWARRSP
06/25/2026 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20260625-0057681

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

In Witness Whereof, the Grantors have caused this instrument to be executed this 24 day of June, 2026.

Hidden Shores 40, LLC

BY: _____
Robert Mohon, Manager

ACKNOWLEDGMENTS:

STATE OF TENNESSEE
COUNTY OF Williamson

Before me John C. Elrod the undersigned, of the state and county aforesaid, personally appeared Robert Mohon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Hidden Shores 40, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and seal, this 24th day of June, 2026

_____
Notary Public

My Commission Expires: 7/17/28

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Tonya Cherry,** 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 this the 24 day of June, 2026.

Affiant Signature
Date 6/25/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

