Karen Johnson Davidson County
Batch# 1440530 DEEDQC
06/30/2026 12:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260630-0059011

QUITCLAIM DEED

CORTLYN STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11-08-2028
DAVIDSON COUNTY

WG-QCD-KA-26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
TN BORDEAUX HOLDINGS, LLCA Tennessee Limited Liability Company	**Same as new owner**	
(NAME)	(NAME)	
1108 Wildwind Ct,		**080-08-0-015.00** **080-08-0-016.00** **080-08-0-017.00** **081-05-0-001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN ALEXANDRONI AND THERESA ALEXANDRONI,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **TN BORDEAUX HOLDINGS, LLCA TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Tract 1: (As to Parcel 080-08-0-015.00 and 080-08-0-015.00)

Being two tracts of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being Parcels 15 and 16 on Tax Map 80-8 and being more particularly described together as follows according to a survey by Ragan-Smith-Murphy and Associates, Inc. dated February 21, 1989, Job No. 89-019.

Beginning at an iron pin set on the Northerly right- of-way line of Hornbuckle lane at the common corner of Parcels 14 and 15 and being North 57 degrees 45 minutes 25 seconds East 193.82 feet from an iron pin at the intersection of the Northerly right-of-way line of Hornbuckle Lane and the Easterly right-of-way line of Hydes Ferry road as measured along the Northerly right-of-way line of Hornbuckle Lane; thence,

1. With the common line between Parcels 13 and 14 and the herein described Parcel 15, North 30 degrees 00 minutes West 166.37 feet to an iron pin set in the Southerly line of Parcel 12; thence,

2. With the Southerly line of Parcel 12, North 57 degrees 45 minutes 28 seconds East passing the common corner of Parcels 15 and 16 at 53.0 feet, a total of 106.00 feet to an iron pin at the common corner of Parcels 16 and 17; thence,

3. With the common line of Parcels 16 and 17, South 30 degrees 00 minutes East 166.37 feet to an iron pin on the Northerly right-of-way line of Hornbuckle Lane; thence,

4. With the Northerly right-of-way line of Hornbuckle Lane, South 57 degrees 45 minutes 25 seconds West passing the common corner of Parcels 15 and 17 at 53.0 feet, a total of 106.0 feet to the point of beginning and containing 17,622 square feet.

Tract 2: (As to Parcel 080-08-0-017.00)

A lot or parcel of land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, described according to survey made by S.M. McMurray Company, Architects and Engineers, August 19, 1947, as follows:

Beginning at an iron pin on the Northerly margin of an unnamed road-way, 366 feet East of the center line of the old Hydes Ferry Pike, being the Southwest corner of the property conveyed to Clifton Hornbuckle and wife, by deed from E. O. Hornbuckle et ux, of record in Book 1515, page 370, Register's Office for said County; thence with Clifton Hornbuckle and wife's Westerly line Northwardly 169.3 feet to an iron pin in a fence line; thence with

said line South 56 degrees West 50.1 feet to an iron pine; thence Southwardly 168.3 feet to an iron pin in the Northerly margin of said unnamed roadway; thence with said roadway North 59 degrees 45 minutes East 50 feet to the beginning.

Tract 3: (As to Parcel 080-05-0-001.00)

Land in Davidson County, Tennessee, beginning at a point 416 feet North 59 degrees 45 minutes East from a point in the Hydes Ferry Pike at the Northerly margin of an unnamed roadway, being the common boundary between property owned by E. O. Hornbuckle and wife, Geneva Lee Hornbuckle, of record in Book 1390, page 604, Register's Office for Davidson County, Tennessee, and Clifton Hornbuckle and wife, Juanita E. Hornbuckle, of record in Book 1515, page 370, Register's Office for said county; thence Easterly along said margin of the roadway a distance of 17 feet to a point; thence in a Northwesterly direction in a line parallel with the common boundary line aforementioned, a distance of 169.7 feet, more or less, to a fence; thence along said fence in a Westerly direction 17 feet to the common boundary line aforementioned; thence in a Southeasterly direction along the common boundary line aforementioned 169.6 feet to the point of beginning.

Being the same property conveyed to Kevin Alexandroni and Theresa Alexandroni, husband and wife by Warranty Deed from Janice L. Butler and Joy A. Barnes and Ronald O. Hornbuckle and James Boyd Whittaker of record in Instrument No. 20211228-0170706, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1701, 1703, 1705, and 1707 Hornbuckle Lane, Nashville, Tennessee 37218**.

Witness my/our hand(s) this the 29 day of June, 2026

Kevin Alexandroni

Theresa Alexandroni

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN ALEXANDRONI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of June, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11-08-2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THERESA ALEXANDRONI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of June, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11-08-2028
DAVIDSON COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz,** 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 6/29/2026 (date of document).

Affiant Signature

Date 6/29/2026

State of New York

County of Clinton

Sworn to and subscribed before me this 29 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027