WARRANTY DEED

Karen Johnson Davidson County
Batch # 1441901 DEEDWARR
07/02/2026 03:19:07 PM 2 pgs
Fees: $13.00 Taxes: $4,251.30

20260702-0060039

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Paul Kozar and Sandra Kay Kozar	SAME AS NEW OWNER	
(NAME)	(NAME)	090-16-1G-002.00-CO
540B American Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **HALLOWED VENTURES, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES PAUL KOZAR AND SANDRA KAY KOZAR, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 540 American Road, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 540 American Road, a Horizontal Property Regime with Private Elements, at Instrument No. 20240919-0072782, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to T. Herschel Hudgins and wife, Mildred Hudgins by Warranty Deed from Cordell L. Goolsby and wife, Rena G. Goolsby of record in Book 2926, Page 223, Register's Office for Davidson County, Tennessee, dated October 1, 1958 and recorded on July 21, 1959.

The said T. Herschel Hudgins having died on or about December 29, 2000, vesting Mildred Hudgins as surviving tenant by the entirety.

Being a portion of the same property conveyed to AmSouth Bank, as Trustee of the Amended and Restated Revocable Trust of Mildred V. Hudgins Trust by Quitclaim Deed from Mildred V. Hudgins of record in Instrument No. 20020110-0004114, Register's Office for Davidson County, Tennessee, dated August 31, 2001 and recorded on January 10, 2002 and Deed of Correction recorded in Instrument No. 20020110-0082529.

Being a portion of the same property conveyed to Leigh-Land Stables, LLC, a Tennessee limited liability company, an undivided forty-nine and one-half percent (49.5%) interest by Quitclaim Deed from AmSouth Bank, as Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, successor to AmSouth Bank, Trustee of the Mildred V. Hudgins Revocable Trust dated February 15, 2001 of record in Instrument No. 20021101-0134421 Register's Office for Davidson County, Tennessee, dated October 29, 2002 and recorded on November 01, 2002.

Being a portion of the same property conveyed to Mildred Hudgins Reality LLC, a Tennessee Limited Liability Company, an undivided fifty and one-half percent (50.5%) interest by Quitclaim Deed from AmSouth Bank, as Trustee of the Amended and Restated Revocable Trust of Mildred V. Hudgins Revocable Trust dated February 15, 2001 of record in Instrument No. 20021101-0134422 Register's Office for Davidson County, Tennessee, dated October 29, 2022 and recorded on November 01, 2002.

Being a portion of the same property conveyed to Offer Tennessee, a Tennessee Limited Liability Company by Warranty Deed from Mildred Hudgins Realty, LLC, a Tennessee Limited Liability Company and Leigh-Land Stables, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240919-0072716 Register's Office for Davidson County, Tennessee, dated September 11, 2024 and recorded on September 19, 2024.

Being a portion of the same property conveyed to Hallowed Ventures, LLC, a Tennessee Limited Liability Company by Quit Claim Deed from Offer Tennessee, a Tennessee Limited Liability Company of record in Instrument No. 20250521-0039955 Register's Office for Davidson County, Tennessee, dated May 20, 2025 and recorded on May 21, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 540B American Rd, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 1st day of July, 2026

HALLOWED VENTURES, LLC

BY: _____

DYLAN WILLIAMS, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Hallowed Ventures, LLC, and that he as such Sole Member of Hallowed Ventures, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Sole Member of Hallowed Ventures, LLC.

Witness my hand and official seal this 1st day of July, 2026.

Commission expires:

_____
Notary Public

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 28, 2029
COUNTY OF WILLIAMSON

AFTER RECORDING, RETURN TO
RUDY TITLE AND ESCROW, LLC
2012 21ST AVENUE S
NASHVILLE, TN 37212
FILE NUMBER G-C-26-540B

JW2026-757