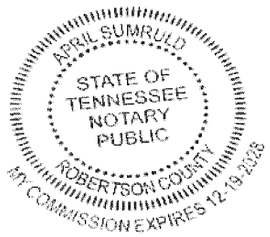
Karen Johnson Davidson County
Batch# 1442917 DEEDWARR
07/07/2026 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260707-0061062

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $525,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 26th day of June, 2026. Notary Public My commission expires: 12/19/28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bluegrass - Old Hickory LLC	New Owner(s)	044-15-0-011.00
1224 2nd Avenue South, Suite 103		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DEMEKA J. CHANCE, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLUEGRASS - OLD HICKORY LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot(s) 129, as shown on the map entitled Section "D 1", Village of Old Hickory, of record in Plat Book 1835, page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ardie E. Chance and wife, Yvonne M. Chance by Warranty Deed from Annie M. James of record in Book 5185, Page 236, Register's Office for Davidson County, Tennessee, dated August 17, 1977 and recorded on August 17, 1977.

The Said Ardie E. Chance having died January 28, 2015, leaving his widow, the said Yvonne M. Chance as the surviving tenant by the entirety.

Being the same property conveyed to Yvonne M. Chance, Un-married, and Demeka J. Chance, Un-married, as Joint Tenants with the right of survivorship, Not as tenants in common, by Quit Claim Deed from Yvonne M. Chance, Un-married of record in Instrument No. 20150713-0068179 Register's Office for Davidson County, Tennessee, dated July 13, 2015 and recorded on July 13, 2015.

Being the same property conveyed to Demeka J. Chance by Quit Claim Deed from Yvonne M. Chance of record in Instrument No. 20171013-0104944 Register's Office for Davidson County, Tennessee, dated October 02, 2017 and recorded on October 13, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 807 Bryan Street, Old Hickory, TN 37138, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of June, 2026.

Demeka J. Chance

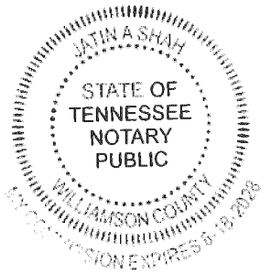
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 26th day of June, 2026.

Notary Public

My Commission Expires: 6-18-2028



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 26. 2026

Affiant Signature

6th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202607070061062