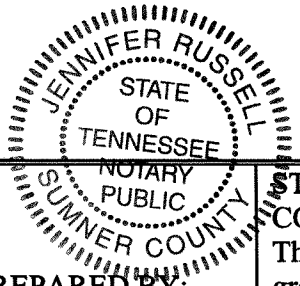
Karen Johnson Davidson County
Batch# 1443764 DEEDWARR
07/09/2026 03:58:30 PM 4 pgs
Fees: $23.00 Taxes: $16,095.00
20260709-0062241



THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39287-05-2026	STATE OF TENNESSEE COUNTY ~~OF DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is: $4,350,000.00. Affiant Subscribed and sworn to before me this ~~14th~~ day of July, 2026. Notary Public My Commission Expires: 01/30/2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Samantha Vandiver, Trustee DWL Services LLC, Trustee 4527 Beacon Drive Nashville, TN 37215	New Owner	Map and Parcel No.: 13015004500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Roger Duane Clark, Trustee of the Barndance Trust under agreement dated July 13, 2017 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Samantha Vandiver, as Trustee of Hillbilly Headquarters Trust dated 06/24/2026 as 80% owner; and DWL Services LLC as Trustee of Beacon Hill Trust dated 06/26/2026 as 20% owner; as tenants in common (collectively, "Grantees"), Grantees' successors, heirs, and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4527 Beacon Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, Grantees' successors, heirs, and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantees, Grantees' successors, heirs, and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26 day of June, 2026.

GRANTOR:

Trustee

Roger Duane Clark, Trustee of the
Barndance Trust
under agreement dated July 13, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Roger Duane Clark, Trustee of the Barndance Trust under agreement dated July 13, 2017, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of June, 2026.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 of Block "S" on the Plan of Tyne Meade, Section IV, as of record in Book 1424, Page 25, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roger Duane Clark, Trustee of the Barndance Trust under agreement dated July 13, 2017, with full power to sell, mortgage, encumber, lease, convey or otherwise alienate without the joinder of any beneficiary, by deed dated June 22, 2021 from Justin Frederick Talerico and Anna Elizabeth Talerico, husband and wife, of record in Instrument No. 20210624-0086150, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. All matters appearing on the Plan of record as Book 1424, Page 25, Register's Office for Davidson County, Tennessee.
5. A Perpetual Easement, contained in Instrument of record in Book 1512, Page 384, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/26/26 (date of document).

Jennifer Russell
Affiant Signature

7/9/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9th day of July 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

