RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1445212
07/13/2026 09:20:48 AM
Fees: $13.00 Taxes: $629.00
Davidson County
DEEDWARR
2 pgs
20260713-0062707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~170,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF July, 20 26

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
1012 E. Old Hickory Partnership, LLC	Same as new owner	
(NAME) 1012 B & C E. Old Hickory Blvd.	(NAME)	043150E00200CO - UNIT B 043150E00300CO - UNIT C
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(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, **HOLIDAY HOLLOW HOLDINGS, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1012 E. OLD HICKORY PARTNERSHIP, LLC,** 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 and C, on the Plan of Homes at 1012 Old Hickory Boulevard, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20260326-0023958, 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 part of the same property conveyed to Bars Hooper Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Richard Newell Tillman and Ernest George Oeser, IV, a married couple of record in Instrument No. 20230817-0064178 Register's Office for Davidson County, Tennessee, dated August 16, 2023 and recorded on August 17, 2023 and Scrivener's Affidavit recorded on September 01, 2023, recorded in Instrument Number. 20230901-0069006 .

Being part of the same property conveyed to Ryan Hooper, an unmarried man by Quitclaim Deed from Bars Hooper Holdings, LLC, dated February 13, 2026 and recorded February 23, 2026 in Instrument No. 20260223-0014134, Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Lamorinda Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Ryan Hooper, dated March 6, 2026 and recorded March 9, 2026 in Instrument No. 20260309-0018468, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Michael Sekelsky by Quitclaim Deed of record in Instrument No. 20260708-0061367, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Holiday Hollow Holdings, LLC by Warranty Deed of record in Instrument No. 20260713-0062707 **Register's Office for Davidson County, Tennessee.**

JW2026-983

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 1012 B & C E. Old Hickory Blvd., Madison, TN 37115
(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 8th day of July, 2026

HOLIDAY HOLLOW HOLDINGS, LLC

BY Elizabeth Martin

ELIZABETH MARTIN, SOLE MEMBER

STATE OF Missouri
COUNTY OF Shannon

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Elizabeth Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Sole Member of Holiday Hollow Holdings, LLC, and that she as such Sole Member of Holiday Hollow Holdings, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by herself as Sole Member of Holiday Hollow Holdings, LLC.

Witness my hand and official seal this 8th day of July, 2026.

Commission expires: 04/29/2029

BRANDIE ALLEY
Notary Public, Notary Seal
State of Missouri
Shannon County
Commission # 25317278
My Commission Expires 04-29-2029

Brandie Alley
Notary Public

Brandie Alley 07/09/2026

JW2026-983