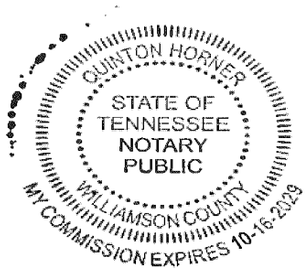
Karen Johnson Davidson County
Batch# 1448018 DEEDWARR
07/16/2026 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20260716-0064536

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $500,000.00. Affiant Subscribed and sworn to before me, this the 14th day of July, 2026. Notary Public My commission expires: 10/16/29

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:
C & D Automotive Services LLC	New Owner(s)	064-09-0-099-00
4125 Old Hickory Boulevard		
Old Hickory, TN 37138		

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, **THERESA IVEY, AN UNMARRIED WOMAN, AND STANLEY I. SHOEMAKER, JR., AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **C & D AUTOMOTIVE SERVICES 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:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots Nos. 12, 13 and 14 of Block "C" on the Plan of Hadley's Bend City of record in Book 421, page 120, Register's Office, Davidson County, Tennessee.

Said Lots 12, 13, and 14 adjoin and front together 75 feet on the west side of an unnamed street and run back between parallel lines, along the north margin of South Street 150 feet to an alley.

Included in the foregoing description but expressly excluded therefrom is that certain tract or parcel of land heretofore, conveyed to the State of Tennessee by "Consent Judgment and Final Decree" dated September 11, 1985, and filed for record in Book 6669, page 149, said Register's Office, as follows:

Beginning at the point of intersection of the north margin of South Street and the west margin of Old Hickory Boulevard; thence north 6 degrees 00 minutes 00 second west 68 feet, more or less to a point; thence north 84 degrees 00 minutes 00 seconds east 5 feet, more or less to a point; thence south 6 degrees 00 minutes 00 seconds east 68 feet, more or less to a point; thence south 84 degrees 00 minutes 00 seconds west 5 feet, more or less to the point of beginning and containing 340 square feet.

Being the same property conveyed to Stanley I. Shoemaker, Jr. and Theresa Ivey by Warranty deed from James O. Oatsvall and wife, Jean Oatsvall of record in Book 9947, page 813, Register's Office for Davidson County, Tennessee, dated January 31, 1996 and recorded on February 14, 1996.

Being a portion of the same property conveyed to Theresa Ivey by Quitclaim deed from Stanley Shoemaker of record in Instrument No. 2070517-0058923 Register's Office for Davidson County, Tennessee, dated April 30, 2007 and recorded on May 17, 2007.

Being a portion of the same property conveyed to Stanley I. Shoemaker, Jr. and Theresa Ivey, as joint tenants with right of survivorship by Quitclaim deed from Theres Ivey, unmarried of record in Instrument No. 20080617-0062470 Register's Office for Davidson County, Tennessee, dated May 1, 2008 and recorded on June 17, 2008.

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 4125 Old Hickory Boulevard, 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 14th day of July, 2026.

Theresa Ivey

Stanley I. Shoemaker, Jr.

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 Theresa Ivey and Stanley I. Shoemaker, Jr., 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 14th day of July, 2026.

Notary Public

My Commission Expires: 10/16/29

QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-16-2029

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 July 14. 2026

Affiant Signature

15th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

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

202607160064536