THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075** **RECORD AND RETURN TO** **Blue Note Title, LLC** **5120 Virginia Way, Suite B13** **Brentwood, TN 37027**	**STATE OF Tennessee** **COUNTY OF Sumner** The actual consideration or value, whichever is greater, for this transfer is **$290,000.00.** **Affiant** Subscribed and sworn to before me, this 16th day of July, 2026. **Notary Public** **My commission expires:** 8/3/26

Karen Johnson Davidson County
Batch# 1450264 DEEDWARR
07/21/2026 03:40:30 PM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20260721-0066070

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

GENERAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jude Laporte 2596 Treetop Drive Nashville, TN 37013	**Jude Laporte** 2596 Treetop Drive Nashville TN 37013	**04313042000** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **Stover Sons Contractors, Inc** hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **Jude Laporte, a married man** (collectively hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This being **improved** property commonly known as: **330 E Old Hickory Blvd, Nashville, TN 37115.**

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 16 **day of July, 2026.**

GRANTOR:

Stover Sons Contractors, Inc,
a Tennessee Corporation

By: President
Name: Ryan Stover
Its: President and 100% Share Holder

STATE OF TENNESSEE

COUNTY OF Sumner

On this 16 **day of July, 2026**, personally appeared before me, a notary public in and for the state and county aforementioned, **Ryan Stover**, **President and 100% Share Holder** of **Stover Sons Contractors, Inc**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be **President and 100% Share Holder** of **Stover Sons Contractors, Inc**, the within named bargainor, a **Corporation**, and that such **Ryan Stover**, **President and 100% Share Holder** of **Stover Sons Contractors Inc** as such **President and 100% Share Holder**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **Corporation** as **President and 100% Share Holder**.

Witness my hand, at office, this 16 **day of July, 2026.**

Jacqueline G Brown
Notary Signature
My commission expires: 11-5-2029

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Exhibit "A"

Legal Description of Property

Situated in Davidson County, Tennessee, described as follows:

Being Lot No. 8 and 15 feet of Lot No. 9, Block "C", as shown on the plan "Forest Park Subdivision at Madison, Tennessee" of record in Plat Book 843, Page 44, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 8 and 15 feet of Lot No. 9 adjoin and front together 65.31 feet on the southerly side of Old Hickory Boulevard and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Henry Stover & Sons, a Tennessee general partnership by Warranty Deed from Malcolm Alan Craig et ux Janie L. Craig of record in Book 6243, Page 326, in the Register's Office for Davidson County, Tennessee, dated March 2, 1984 and recorded on March 2, 1984.

Being the same property conveyed to Stover & Sons Contractors, Inc., a Tennessee corporation by Quitclaim Deed from Henry Stover & Sons, a Tennessee general partnership composed of Henry D. Stover, DeWayne Stover and Donald Stover of record in Instrument No. 20100923-0075776, in the Register's Office for Davidson County, Tennessee, dated July 7, 2010 and recorded on September 23, 2010.

Said DeWayne Stover died on September 13, 2017, leaving Rosemary Stover, Ryan Stover and Rachel Dawn Maron as surviving heirs. See Affidavit of record in Instrument No. 20190325-0026499, said Register's Office.

Being the same property conveyed to Stover & Sons Contractors, Inc., a Tennessee corporation by Quitclaim Deed from Rosemary Stover, Surviving Spouse of DeWayne Stover, and Ryan Stover and Rachel Dawn Maron, natural adult children of DeWayne Stover of record in Instrument No. 20190325-0026501, in the Register's Office for Davidson County, Tennessee, dated November 20, 2018 and recorded on March 25, 2019.

Said Donald Lynn Stover died on November 3, 2022, leaving Sonya Renee Stover, Donald Kyle Stover, Kory Lynn Stover and Jonathan Kody Stover as surviving heirs. See Affidavit of record in Instrument No. 20230824-0066140, said Register's Office.

Being the same property conveyed to Stover & Sons Contractors, Inc., a Tennessee corporation by Quitclaim Deed from Sonya Renee Stover, surviving spouse of Donald Lynn Stover, and Donald Kyle Stover, Kory Lynn Stover, and Jonathan Kody Stover, natural adult children of Donald Lynn Stover of record in Instrument No. 20230824-0066141, in the Register's Office for Davidson County, Tennessee, dated July 17, 2023 and recorded on August 24, 2023.

RDS

Exhibit "B"

Permitted Exceptions

1. All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

2. General or special taxes and assessments required to be paid in the year 2026 and subsequent years.

3. Subject to all matters shown on the Plan of record in Plat Book 843, Page 44, Register's Office for Davidson County, Tennessee.

I, Andy Maloney, 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 7/16/2026 (date of document).

Affiant Signature
Date 7/16/2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: 2/3/2030

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY