Karen Johnson Davidson County
Batch # 1453169 DEEDWARR
08/03/2026 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $6,130.90
20260803-0071082

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

This instrument prepared by: Walter N. Winchester, Esq.
Winchester, Sellers, Foster & Steele, P.C.
100 Bluegrass Commons Blvd., Suite 2170
Hendersonville, TN 37075
Phone: (865) 637-1980

Responsible Taxpayer and Property Owner:

Richard & Jennifer Stewart and
Springdale Living Trust Dated July 22, 2022
4413 Howell Place
Nashville, TN 37205

Map/Parcel No. 118 09 0 145.00

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $1,657,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030

THIS INDENTURE is made this the 31st day of July, 2026, by and between **Cashea, LLC**, a Tennessee limited liability company (hereinafter the "Grantor"), and **Richard Craig Stewart and Jennifer Marie Stewart, Husband and Wife as to a 40% interest and the Springdale Living Trust Dated July 22, 2022, as to a 60% interest** (hereinafter collectively "Grantee").

WITNESSETH:

That said Grantor for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and for other good and valuable considerations in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby, bargain, sell and convey unto said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee, together with the hereditaments and appurtenances thereto appertaining, hereby releasing

all claims to homestead and dower therein, the following described Demised Premises:

Land in Davidson County, Tennessee, being Lot No. 19 of Block "H" on the Plan of Battlefield Estates, Section No. 2 of record in Plat Book 843, Page 108, in the Register's Office for Davidson County, Tennessee, as follows: Said Lot No. 19 fronts 70 feet on the northerly side of Sutton Hill Road and runs back 180 feet on the westerly line and 182.03 feet on the easterly line to a dead line measuring 70 feet thereon.

***BEING** the same property conveyed to Mary Frances Rudy, Trustee of the Mary Frances Rudy Trust by Quitclaim Deed from Gary C. Baker, Unmarried, dated 05/13/2016, of record in Instrument No. 20160516-0048427, Register's Office for Davidson County, Tennessee. **AND BEING** the same property conveyed to Cashea LLC, a Tennessee Limited Liability Company by Warranty Deed from Mary Frances Rudy Trust dated 12/15/2025, of record in Instrument No. 20251219-0101173, Register's Office for Davidson County, Tennessee.*

TO HAVE AND TO HOLD the said Demised Premises to the said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee forever.

AND said Grantor, for Grantor and for the heirs, representatives, executors, administrators, successors, and assigns of Grantor, does hereby covenant with said Grantee and the heirs, representatives, executors, administrators, successors and assigns of Grantee, that Grantor is lawfully seized of the Demised Premises herein conveyed; Grantor has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons; and that said Demised Premises are free from all encumbrances, ***EXCEPT*** the lien of current *ad valorem* property taxes, assumed and to be paid by Grantee based upon pro-ration at closing.

IN WITNESS WHEREOFR, the Grantor has executed this or caused the same to be executed by a duly authorized representative this the date first written above.

GRANTOR:

CASHEA LLC, a Tennessee limited liability company

By: _____

Title: Amy Adkins, Sole Member

STATE OF TENNESSEE §
§
COUNTY OF WILLIAMSON §

Personally appeared before me, a duly commissioned **Notary Public** in and for the County and State aforesaid, Amy Adkins, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for purposes therein contained, and who further acknowledged that she is the Sole Member of the maker, **Cashea LLC, a Tennessee limited liability company**, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand at office this the 31st day of July, 2026.

Notary Public

My Commission Expires: 6/8/2030

PAMELA SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY