WARRANTY DEED

Karen Johnson
Batch # 1455658
08/04/2026 01:52:00 PM
Fees: $13.00 Taxes: $1,476.30

Davidson County
DEEDWARR
2 pgs

20260804-0071757

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$399,000.00~~

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JULY, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES March 5, 2030

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3649LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Coordination Plus, LLC Bootstrap Properties LLC	Coordination Plus, LLC Bootstrap Properties LLC	
P.O. Box 160591	P.O. Box 160591	
Nashville, TN 37216	Nashville, TN 37216	062 13 0 006.00

FOR AND IN 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, WE, **MILDRED HUDGINS REALTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AN UNDIVIDED FIFTY AND ONE-HALF PERCENT (50.5%) INTEREST AND LEIGH-LAND STABLES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AN UNDIVIDED FORTY-NINE AND ONE-HALF PERCENT (49.5%)*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND BOOTSTRAP PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES,THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Northeast part of Lot No. 31 on the Map of Riverwood Subdivision, of record in Book 547, Page 62, Register's Office for said County.

Beginning at the southwest intersection of East Riverwood Drive and Brush Hill Road, thence with the westerly margin of Brush Hill Road South 24 1/4 degrees East 180 feet more or less to the northeast corner of the property conveyed to C. R. Gallaway by deed of record in Book 1109, Page 439, said Register's Office; thence with Gallaway's north line, South 78 degrees 30' West 119.25 feet to the southeast corner of the property conveyed to John Curry Tuley and wife, by deed of record in Book 1079, Page 148, said Register's Office; thence with Tuley's easterly line, North 18 degrees West 176 feet more or less, to the south margin of East Riverwood Drive; thence with the margin of the same, North 78 1/2 degrees East 100 feet to the point of beginning.

Being a portion of the same property conveyed to Mildred Hudgins Realty LLC, a Tennessee limited liability company, an undivided fifty and one-half percent (50.5%) interest, by Quitclaim Deed from AmSouth Bank, as Trustee of The Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2022, successor to AmSouth Bank, Trustee of The Mildred V. Hudgins Revocable Trust dated February 15, 2001, dated October 29, 2002, and recorded November 1, 2002, of record in Instrument No. 20021101-0134422, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Leigh-Land Stables LLC, a Tennessee limited liability company, an undivided forty-nine and one-half percent (49.5%) interest, by Quitclaim Deed from AmSouth Bank, as Trustee of The Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2022, successor to AmSouth Bank, Trustee of The Mildred V. Hudgins Revocable Trust dated February 15, 2001, dated October 29, 2002, and recorded November 1, 2002, of record in Instrument No. 20021101-0134421, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to AmSouth Bank, Trustee of the Mildred V. Hudgins Revocable Trust, dated February 15, 2001, by Deed of Correction from Mildred V. Hudgins, dated May 28, 2002, and recorded July 9, 2002, of record in Instrument No. 20020709-0082529, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to AmSouth Bank, Trustee of the Mildred V. Hudgins Revocable Trust, dated February 15, 2001, by Quitclaim Deed from Mildred V. Hudgins, dated August 31, 2001, and recorded January 10, 2002, of record in Instrument No. 20020110-0004114, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to T. Herschel Hudgins and wife, Mildred Hudgins, by Warranty Deed from Zack R. Cheek and Wife, Emelyn T. Cheek dated August 14, 1958, and recorded August 19, 1958, of record in Book 2801, Page 85, in the Register's Office for Davidson County, Tennessee. T. Herschell Hudgins died on or about December 29, 2000, leaving his interest to Mildred Hudgins, as surviving tenant by the entirety.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

FOR INFORMATIONAL PURPOSES ONLY
More Commonly Known As: 1412 E. Riverwood Drive, Nashville, Tennessee, 37216
TAX PARCEL ID/APN: 062 13 0 006.00

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 547, Page 62, of the Public Records of Davidson County, Tennessee. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

This is improved property known as 1412 E. Riverwood Drive, Nashville, TN 37216

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 30th day of July, 2026.

Mildred Hudgins Realty, LLC., a Tennessee limited liability company

By: Jim R. Vanderpool, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jim R. Vanderpool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Authorized Agent of Mildred Hudgins Realty, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by signing the name of Mildred Hudgins Realty, LLC as Authorized Agent.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of July, 2026.

Lisa Stland

Notary Public

My Commission Expires: 7/30/29

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Witness my hand on the 30th day of July, 2026.

Leigh-Land Stables LLC, a Tennessee limited liability company

By: Jim R. Vanderpool, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jim R. Vanderpool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Authorized Agent of Leigh-Land Stables, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by signing the name of Leigh-Land Stables, LLC as Authorized Agent.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of July, 2026.

Lisa Stland

Notary Public

My Commission Expires: 7/30/29

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY