Karen Johnson
Batch # 1456659
08/10/2026 08:13:56 AM
Fees: $18.00 Taxes: $5,550.00
Davidson County
DEEDWARR
3 pgs
20260810-0073203

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Stonehorse Real Estate Holdings, LLC & Tanya D. Tucker
3315 Old Hickory Blvd
Nashville, Tennessee 37138

SEND TAX BILL TO:
Owner

MORTGAGEE:
Stone Horse Real Estate Holdings, LLC
157 Powers Rd
Oakdale, TN` 37829

MAP **053-12**
GROUP
PARCEL **198.00 & 216.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, a One-Half undivided interest AND Tanya D. Tucker, a One-Half undivided interest,** hereinafter called the GRANTEES, their successors and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2026 and subsequent years.

This is **improved** property known as **3315 Old Hickory Blvd, Nashville, Tennessee 37138.**

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, its successors and assigns, forever, and, Grantor does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, its successors 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 the **6th** day of **August, 2026.**

Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company

By: _____
Rick Cook, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Rick Cook** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Chief Manager** of **Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company**, the within named bargainor, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 6th day of August, 2026.

_____
Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever ~~is greater~~, for this transfer is $1,500,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 6th day of August, 2026.

_____
NOTARY PUBLIC

My Commission Expires:
6/13/29

File #26-9841

EXHIBIT "A"

Lying and being situated in Davidson County, Tennessee; and being more particularly described as follows:

TRACT I:
Land in Davidson County, Tennessee, described as follows: Being the southerly 214 feet of the easterly 175 feet of Lot No. 24, Section 2, of Life and Casualty Insurance Companies Subdivision of the Dabbs and Elliott property as of record in Book 843, Page 56, Register's Office of Davidson County, Tennessee. Beginning at a point in the northerly margin of Old Hickory Blvd, said point being the southeasterly corner of Lot No. 24 on the southwesterly corner of Lot No. 23 on said plan, and running thence northerly along the dividing line between said Lot No. 24 and Lot No. 23 a distance of 214 feet to a point, said point being the southeasterly corner of the property heretofore conveyed to Paul E. Moore and wife Delphin Moore, by deed recorded in Book 5048, Page 973, Register's Office of Davidson County, Tenn.; thence running westerly along the dividing line between this property and the above described property conveyed to Paul E. Moore and wife, Delphin Moore, a distance of 175 feet to the northwesterly corner of the herein described property, said point also being the southwesterly corner of the property heretofore conveyed to Moore; thence southerly a distance of 214 feet to a point in the northerly margin of Old Hickory Boulevard, said point also being the southwesterly corner of the herein described property; thence easterly along the northerly margin of Old Hickory Boulevard 175 feet to the point of beginning.

TRACT II:
Land in Davidson County, Tennessee, being the northerly 306 feet of the easterly 175 feet of Lot No. 24 of Life and Casualty Insurance Company Subdivision of the Dabbs and Elliott Property as of record in Book 843, page 56, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the dividing line between Lots No. 23 and 24 on said plan, 219 feet north of the northerly margin of Old Hickory Blvd., thence westerly 175 feet to a point; thence north 306 feet to a point; thence easterly 175 feet to a point; thence southerly 306 feet to the point of beginning.

INCLUDED in this conveyance was a "Reservation of Easement for Sewer Line", consisting of five (5) feet on either side of the sewer line which is located in and runs through the entire length of said property in a northerly-southerly manner within 30 feet of the westerly boundary of the said property. Said easement includes "Rights of Ingress and Egress".

Being the same property conveyed to Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company deed dated November 15, 2021 from Shirley A. Eidison, unmarried of record in Instrument no. 20211124-0156057, Register's Office for Davidson County, Tennessee.