Karen Johnson Davidson County
Batch# 1462611 DEEDWARR
08/21/2026 10:01:30 AM 4 pgs
Fees: $23.00 Taxes: $3,626.00
20260821-0077962

WARRANTY DEED

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $980,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF August, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S&P Development Group, LLC	**Same as New Owner**	
(NAME) **8305 Bergenline Ave, Ste C**	(NAME)	115 10 0 047.00
(ADDRESS) **North Bergen, NJ 07047**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **E.V. KING AND WIFE, HARDEE C. KING**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **S&P DEVELOPMENT GROUP, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of WEST MEADE ESTATES, SECTION TWO, of record in Plat Book 2900, Page 118, Register's Office for Davidson County, Tennessee.

Said Lot No. 208 fronts 180 feet on the Southerly side of Brownlee Drive and extends back between lines 288 feet on the East line and 149.75 feet on the West line to a dead line in the rear on which it measures 265.79 feet thereon.

Being the same property conveyed to E. V. King and Wife, Hardee C. King, by Warranty Deed from Sara E. Remus, and Husband, Frank J. Remus, Jr., of record in Book 5672, Page 518, in the Register's Office of Davidson County, Tennessee, dated October 31, 1980, and recorded on October 31, 1980.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 6513 Brownlee Dr, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2026-1047

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, their heirs and assigns forever; and we do covenant with 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 is 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 this 17th day of August, 2026

E.V. KING

HARDEE C. KING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E.V. King and Hardee C. King, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of August, 2026.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Commission expires: My Commission Expires 10/4/27

Notary Public

MO2026-1047

AFFIDAVIT NOT THE SAME PERSON

I, **E.V. King**, do hereby swear and affirm I am not the same person as **Evan King** as shown of record on Judgement of record in Instrument No. **20260226-0015394** Office for Davidson County, Tennessee.

Further Affiant sayeth naught.

Witness my hand this 17 day of August, 2026.

X _____
E.V. KING

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E.V. King, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of August, 2026.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 1

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 August 17, 2026.

Affiant Signature

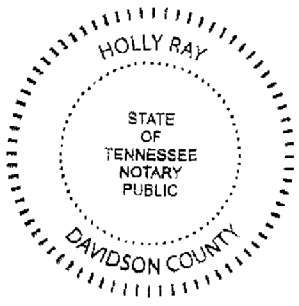
August 17, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of August, 2026.



Notary's Signature

My Commission Expires: 03/09/27