Karen Johnson Davidson County
Batch# 1466618 DEEDWARR
09/01/2026 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $3,367.00
20260901-0080778

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $910,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20 day of August, 2026.

Notary Public

(Affix Seal)

My Commission Expires: 3/5/30

R. HOUSTON AKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

2026-07-4445

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
1910 Sweetbriar LLC 1021 King Hollands Ave. Nashville, TN 37203	NEW OWNER	Map/Parcel 104-16-0-246.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Hugh Knox, III and Joan Wilson Knox, Co-Trustees of Jim and Joan Knox Revocable Trust dated April 23, 2024**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **1910 Sweetbriar LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE, its successors and assigns, that 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. 1 on the Plan of A Subdivision of Knox Property of record in Plat Book 6050, Page 121, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to James H. Knox, III and wife, Joan W. Knox by Warranty Deed from Blanche Young Riggins, also known as Blanche Riggins, a widow of record in Book 5298, page 102, Register's Office for Davidson County, Tennessee, dated June 9, 1978 and recorded on June 13, 1978.

Being a portion of the same property conveyed to James Hugh Knox, III and Joan Wilson Knox, as Co-Trustees of the Jim and Joan Knox Revocable Trust administered under agreement dated April 23, 2024 by Warranty Deed from James H. Knox, III and wife, Joan W. Knox of record in Instrument No. 20240423-0029259 Register's Office for Davidson County, Tennessee, dated April 23, 2024 and recorded on April 23, 2024, said property being all of the property conveyed to James Hugh Knox, III and Joan Wilson Knox as Co-Trustees of the Jim and Joan Knox Revocable Trust administered under agreement dated April 23, 2024 of record in Deed of Correction, Instrument No. 20260826-0078730, said Register's Office.

This conveyance is subject to the following: Davidson County property taxes for the year 2026 and subsequent years are a lien but not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1910 Sweetbriar Avenue, Nashville, TN 37212.

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 the 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 that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 12 day August, 2026.

Jim and Joan Knox Revocable Trust dated April 23, 2024

By: James Hugh Knox, III - Co Trustee
James Hugh Knox, III, Co-Trustee

By: Joan Wilson Knox - Trustee
Joan Wilson Knox, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared James Hugh Knox, III and Joan Wilson Knox, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Co-Trustees of the Jim and Joan Knox Revocable Trust dated April 23, 2024, the within bargainor, and that they as such Co-Trustees, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing their names as Trustees of the Jim and Joan Knox Revocable Trust dated April 23, 2024.

Witness my hand, at office, this 12 day of August, 2026.

Notary Public

My commission expires: _____



TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin,** Tennessee, BPR No. 033818, 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 19, 2026.

August 20, 2026

R. HOUSTON AKIN **DATE**
MOCKINGBIRD TITLE & ESCROW, LLC
611 WOODLAND STREET
NASHVILLE, TN 37206
(615) 274-8698
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 20 day of August, 2026.

Notary's Signature

My Commission Expires: 11-18-2029

Notary's Seal:

NATALIE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY