Karen Johnson Davidson County
Batch# 1468903 DEEDWARRSP
09/04/2026 01:19:30 PM 8 pgs
Fees: $43.00 Taxes: $5,535.20
20260904-0082596

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,496,000.00. _____ *Affiant* Subscribed and sworn to me on August 31, 2026. _____ NOTARY PUBLIC My commission expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #80755

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Green Trails, LLC 2925 Berry Hill Drive Nashville, TN 37204	SAME ADDRESS AS NEW OWNER	175-00-0-074.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mary Diane Gannon Brey, as devisee and Bonnie Sue Gannon Pearson, as devisee under the Last Will & Testament of Anna R. Gannon, deceased, of record in

Instrument No. 202210060110386, in the Register's Office for Davidson County, Tennessee and contained in the Estate of Anna R. Gannon, deceased, under Docket #18P544, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, collectively **"GRANTOR",** has bargained and sold, and by these presents do transfer and convey unto Green Trails, LLC, a Tennessee limited liability company, **"GRANTEE",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

The conveyance of the above described parcel of land is subject to the following:

1. 2026 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Right of Way Agreement of record in Book 5897, page 206, in the Register's Office for Davidson County, Tennessee.
3. Subject to partnership interest in the use and up keep of a driveway 13 ft wide along the east line of property as shown in Deed Book 1642, page 302, in the Register's Office for Davidson County, Tennessee.
4. Transmission Line Easement of record as Instrument No. 20011213-0137734, Register's Office for Davidson County, Tennessee.
5. All matters shown on the survey of James G. Terry, RLS No. 2287, JTA Aland Surveying, Inc, 2603 Elm Hill Pike, Nashville, TN 37214, dated January 31, 2024, Job Number 2023-538.
6. Easements set forth in Deed of record in Book 435, page 506, Register's Office for Davidson County, Tennessee.
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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.

Ronald P. Brey, the spouse of Mary Diane Gannon Brey hereby enters into the execution of this instrument for the purpose of conveying any marital interest he may have into the subject property.

Thomas William Pearson, the spouse of Bonnie Sue Gannon Pearson hereby enters into the execution of this instrument for the purpose of conveying any marital interest he may have into the subject property.

IN WITNESS WHEREOF, the undersigned Grantor have executed this instrument effective this 31st day of August, 2026.

GRANTOR:

Mary Diane Gannon Brey

Mary Diane Gannon Brey

Ronald P. Brey

Ronald P. Brey

STATE OF KENTUCKY
COMMONWEALTH OF Jefferson

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Mary Diane Gannon Brey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on August 27th, 2026.

NOTARY PUBLIC

My Commission Expires: 09-23-2029

MARIHA FISHER
Notary Public - State at Large
State of Kentucky
Notary ID # KYNP37469
My Commission Expires Sep. 23, 2029

STATE OF KENTUCKY
COMMONWEALTH OF Jefferson

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Ronald P. Brey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on August 27th, 2026.

NOTARY PUBLIC

My Commission Expires: 09-23-2029

MARIHA FISHER
Notary Public - State at Large
State of Kentucky
Notary ID # KYNP37469
My Commission Expires Sep. 23, 2029

GRANTOR:

Bonnie Sue Gannon Pearson

Thomas William Pearson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Bonnie Sue Gannon Pearson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on August 27, 2026.

NOTARY PUBLIC

My Commission Expires: 10/4/2027

FRANK S PEELER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 04, 2027

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Thomas William Pearson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on August 27, 2026.

NOTARY PUBLIC

My Commission Expires: 10/4/2027

FRANK S PEELER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 04, 2027

EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND IN THE 2ND, FORMERLY THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT NUMBER 4 ON THE PLAN OF THE LAND OF J. F. HIBBETT, DECEASED, NOT OF RECORD, AND BEING A PART OF THE ORIGINAL TRACT OF 120 ACRES, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF THE MURFREESBORO PIKE IN THE EAST LINE OF A 13 FOOT ROADWAY, BEING AT A STONE COLUMN, AND BEING APPROXIMATELY 734 FEET WEST OF THE ORIGINAL LINE BETWEEN TRACTS NUMBERS 3 AND 4; THENCE WITH THE MARGIN OF SAID PIKE NORTH 50 DEGREES WEST 343 FEET, MORE OR LESS TO A POINT; THENCE NORTH 25 DEGREES EAST 1485 FEET TO A POINT IN A FENCE; THENCE SOUTH 65 DEGREES EAST 343 FEET MORE OR LESS TO A POINT IN THE EAST LINE OF A 13 FOOT DRIVEWAY, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY BEING CONVEYED TO ROBERT SCOTT, JR.; THENCE ALONG SCOTT'S WEST LINE, BEING THE EAST LINE OF SAID DRIVEWAY, SOUTH 25 DEGREES WEST (ERRONEOUSLY SHOWN AS EAST IN PREVIOUS DEED) 1618 FEET MORE OR LESS TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM TREACY VAUGHAN AND WIFE, IMOGENE WHITEHEAD VAUGHAN, BY INSTALLMENT DEED DATED OCTOBER 7, 1948, AND RECORDED OCTOBER 14, 1948, FROM MRS. NORA LEA HIBBETT ADCOCK AND HUSBAND, W. M. ADCOCK, OF RECORD IN DEED BOOK 1642, PAGE 302, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BOTH WILLIAM TREACY VAUGHAN AND IMOGENE WHITEHEAD VAUGHAN ARE DECEASED. THERE WAS NOT INTERVENING SEPARATION OR DIVORCE FROM THE TIME THEY ACQUIRED SUBJECT PROPERTY AND THE DATE OF IMOGENE WHTEHEAD VAUGHAN'S DEATH. IMOGENE WHITEHEAD VAUGHAN AKA LENA IMOGENE WHITEHEAD VAUGHAN, DIED ON AUGUST 17, 1998, LEAVING WILLIAM TREACY VAUGHAN AS SURVIVING TENANT BY THE ENTIRETY. WILLIAM TREACY VAUGHAN DIED TESTATE ON JULY 16, 2002. THE DEVISEES UNDER HIS LAST WILL AND TESTAMENT ARE ANNA IMOGENE RADER GANNON AND CHARLES R. GANNON. SAID WILL CAN BE FOUND IN INSTRUMENT NO. 20020924-0116262, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ORDER OF MUNIMENT OF TITLE CAN BE FOUND IN INSTRUMENT NO. 20020924-0116263, OF SAID REGISTER'S OFFICE. PROBATE CASE NO. 02P1576 IN THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE.

CHARLES R. GANNON, HUSBAND OF ANNA IMOGENE RADER GANNON, DIED ON JANUARY 23, 2002. ANNA IMOGENE RADER GANNON, DIED TESTATE ON AUGUST 25, 2017. THE DEVISEES UNDER HER LAST WILL AND TESTAMENT ARE MARY DIANNE GANNON BREY AND BONNIE SUE GANNON PEARSON, IN EQUAL SHARES, SAID WILL CAN BE FOUND IN INSTRUMENT 20221006-0110386, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND OF RECORD IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE PROBATE DIVISION, ESTATE OF ANNA R. GANNON, DOCKET #18P544.

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 31, 2026 (date of document).

Affiant Signature

August 31, 2026

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

