Karen Johnson Davidson County
Batch# 1470600 DEEDWARR
09/09/2026 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $3,181.63
20260909-0083668

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $859,900.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 day of Sept. 2026. NOTARY PUBLIC My commission expires:

CAROLINE SEVIER HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-02-2030

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Buchanan, III and Connie Anne Buchanan	Same address as new owner	064 08 0B 008.00

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($859,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SADDLEBRED PARK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOHN T. BUCHANAN, III AND CONNIE ANNE BUCHANAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Final Plat of Saddlebred Park of record in Instrument No. 20250825-0067656, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Jimmy Mitchell, married by Warranty Deed from Cook Land Development, LLC of record in Instrument No. 20250605-0044224 Register's Office for Davidson County, Tennessee, dated May 30, 2025 and recorded on June 5, 2025.

Being a portion of the same property conveyed to Saddlebred Park, LLC by Warranty Deed from Jimmy Mitchell of record in Instrument No. 20250616-0047082 Register's Office for Davidson County, Tennessee, dated June 12, 2025 and recorded on June 16, 2025.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 413 Ronda Ann Place, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 4 day of September, 2026

GRANTOR(S)

Saddlebred Park, LLC, a Tennessee limited liability company

By: _____
Anthony D. Mitchell, Authorized Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Anthony D. Mitchell, Authorized Member of Saddlebred Park, LLC, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Authorized Member of Saddlebred Park, LLC, a Tennessee limited liability company, the within named bargainor, a Limited Liability Company, and that such Anthony D. Mitchell, Authorized Member of Saddlebred Park, LLC executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

WITNESS my hand and seal, this the 4 day of Sept. 2026.



_____
Notary Public
My commission expires: 1/22/29

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 9/4/2026.

Date

Affiant Signature

9/4/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of September, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

