THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9913-WE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 749,000.00. William Alexander Hilburn Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF Sept, 2026 Notary Public MY COMMISSION EXPIRES: Nov 8 2027 (AFFIX SEAL)

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Alexander Hilburn	NEW OWNER	
7050 River Road Pike		101-00-0-182.00
Nashville, TN 37209		
(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, **Robert S Hilburn and Mary E Hilburn, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Alexander Hilburn, unmarried**

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, described as follows: Beginning at an iron pin in the Southerly right-of-way of River Road; the same being the Northeast corner of the Tandy Ladd, at ux property; thence along the right-of-way of said road South 68 degrees 36 minutes 73 seconds East 94.36 feet to an iron pin; thence South 65 degrees 34 minutes 46 seconds East 196.35 feet to an iron pin; thence South 34 degrees 30 minutes 31 seconds West 477.29 feet to a hickory in fence; thence South 46 degrees 22 minutes 40 seconds West 443.74 feet to a large red oak marked in fence; thence North 72 degrees 35 minutes 21 seconds West 315.97 feet to an iron pin; thence North 06 degrees 57 minutes 22 seconds East 252.99 feet to an iron pin; thence North 89 degrees 57 minutes 22 seconds East 217.00 feet to an iron pin; thence North 06 degrees 57 minutes 22 seconds East 183.00 feet to an iron pin; thence South 76 degrees 02 minutes 38 seconds East 104.50 feet to an iron pin; thence South 07 degrees 16 minutes 15 seconds West 160.08 feet to an iron pin; thence South 50 degrees 38 minutes 57 seconds East 127.15 feet to an iron pin; thence South 81 degrees 43 minutes 40 seconds East 106.00 feet to an iron pin; thence North 07 degrees 16 minutes 15 seconds East 571.98 feet to the point of beginning containing 5.359 acres more or less according to survey of Randolph L. Chapdelaine dated December 6, 1985. Together with the above conveyance, an easement is hereby granted to Grantees, their heirs and assigns, over the Southeasterly corner of the Ladd property as set forth in the survey of Randolph L. Chapdelaine dated 12-6-85.

Being the same property conveyed to Robert S. Hilburn and Mary E. Hilburn by Warranty deed from Geoffrey H Leek of record in Instrument 20080723-0075414, Register's Office for Davidson County, Tennessee, dated 7/18/2008 and recorded on 7/23/2008. (Value or consideration shown in aforementioned deed $210,000.00.) Being also known as 7050 River Road Pike Nashville, Tennessee 37209.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **7050 River Road Pike, Nashville, TN 37209**

Karen Johnson Davidson County
Batch# 1473956 DEEDWARR
09/16/2026 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,771.30
20260916-0085889

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 our hands this the 15 day of Sept, 2024.

Robert S Hilburn

Mary E Hilburn

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 **Robert S Hilburn,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of Sept, 2024.

My Commission expires: Nov 8 2027

Notary Public

R.L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

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 **Mary E Hilburn,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of Sept, 2024.

My Commission expires: Nov 8 2027

Notary Public

R.L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on 9-15, 2026. (date of document).

Signature

Date: September 15th, 2026

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 15th day of September 2026.

Tracey Perry
Notary Public

My commission Expires: 11-5-29

TRACEY PERRY
SEAL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON