Karen Johnson Davidson County
Batch# 1476431 DEEDWARR
09/22/2026 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20260922-0087969

New York

STATE OF ~~TENNESSEE~~ lc
COUNTY OF ~~WILSON~~ Suffolk
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,200,000.00.

Sasha Korn
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd day of September, 2026.

Lia N Capozzi
NOTARY PUBLIC

My commission expires:

LIA N CAPOZZI
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01CA6357557
QUALIFIED IN SUFFOLK COUNTY
MY COMMISSION EXPIRES APRIL 24, 2029

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Magnitude 10.0 Gymnastics, LLC	Same as new owner	086 00 0 349.00
(NAME)	(NAME)	
3351 Stoners Bend Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Cornwell Properties, LLC,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Magnitude 10.0 Gymnastics, LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 2B, as shown on the map entitled Resubdivision of Lot 2 Stoners Bend Business Park, of record as Instrument No. 20011003-0107136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM are those portions thereof described in the deed of record as Instrument No. 20040121-0008376, said Register's Office.

Being part of the same property conveyed to ELDON D. CORNWELL AND JOSEPH A. ROZELL, III, by deed from HOCKADAY EQUIPMENT AND SUPPLY COMPANY, INC., of record in Book 5504, page 878, dated September 25, 1979, said Register's Office.

ELDON D. CORNWELL AND JOSEPH A. ROZELL, III conveyed said property to CORNWELL AND ROZELL, by Quitclaim Deed of record in Book 5561, page 942, dated January 30, 1980, said Register's Office.

Also being part of the same property conveyed to CORNWELL AND ROZELL, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF ELDON. D. CORNWELL AND JOSEPH A. ROZELL, III, by Quitclaim Deed from SUSAN T. CHRISTIAN AN RONALD J. SIAS AND WIFE, JUDITH A. SIAS, of record in Book 7629, page 368, dated August 10, 1988, as corrected in Book 7780, page 383, said Register's Office.

CORNWELL AND ROZELL, A TENNESSEE GENERAL PARTNERSHIP, conveyed said property to ROBBY D. CORNWELL AND BOBBY D. CORNWELL, by Partition Deed of record as Instrument No. 20030127-0010660, dated January 20, 2003, said Register's Office.

ROBBY D. CORNWELL AND BOBBY D. CORNWELL, conveyed said property to CORNWELL & CORNWELL, L.P., A TENNESSEE LIMITED PARTNERSHIP, by Quitclaim Deed of record as Instrument No. 20030127-0010661, dated January 20, 2003, said Register's Office.

CORNWELL & CORNWELL, L.P., A TENNESSEE LIMITED PARTNERSHIP, having since changed its name to CORNWELL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by operation of entity conversion at the Tennessee Secretary of State's Office.

This property is __unimproved _X_improved property known as: 3345 Stoners Bend Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 17th day of September, 2026.

Cornwell Properties, LLC

BY: _____ Member
Robby D. Cornwell, Member

BY: Tommie A Cornwell member
Tommie A. Cornwell, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Robby D. Cornwell and Tommie A. Cornwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Members of Cornwell Properties, LLC, the within named bargainor, a limited liability company, and that such Members executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Cornwell Properties, LLC as Members.

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

_____
Notary Public
My Commission Expires:

MORGAN O'NEILL
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 1, 2030
COUNTY OF WILSON

Tennessee Certification of Electronic Document

I, Sasha Korn, 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 09/17/2026 (date of document).

Sasha Korn
Affiant Signature

09/21/2026
Date

State of New York

County of New York

Sworn to and subscribed before me this 21 day of September, 2026.

Lia N. Capozzi
Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01CA8357557
QUALIFIED IN SUFFOLK COUNTY
MY COMMISSION EXPIRES APRIL 24, 2029