WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 2026.

Notary Public

COMMISSION EXPIRES:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1479274 DEEDWARR
10/01/2026 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20261001-0090747

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
OnetoCrew, LLC	NEW OWNER	044-15-0-300
(NAME)	(NAME)	
203 22nd Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37130		
(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, I, **Raymond M. Behel, II, Trustee of Edith H. Behel Living Trust dated November 11, 1994, as amended and restated in its entirety on March 1, 2019,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OnetoCrew, LLC a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 10 of Section "C" on the Plan of SECTION "C" VILLAGE OF OLD HICKORY SUBDIVISION, as of record in Book 1424, page 66, Register's Office for said County. Said Lot No. 10 fronts 60 feet on the Westerly margin of Dodson Street and extends back 66 feet on the Northerly line and 66.5 feet on the Southerly line to a dead line measuring 59.9 feet thereon.

Being the same property conveyed to Raymond M. Behel and Edith J. Behel, as Co-Trustees of the Edith H. Behel Living Trust under agreement dated November 11, 1994 by Quitclaim Deed from Raymond Behel and wife, Edith Behel dated November 11, 1994 and recorded on December 14, 1994 in Book 9545, Page 870 in the Register's Office for Davidson County, Tennessee.

Further being the same property as conveyed to Raymond Behel et ux, Edith Behel, by Deed from Sidney B. Wilson et ux, Mattie E. Wilson, as of record in Book 2282, page 388 in said Register's Office. The said Raymond M. Behel and Edith J. Behel are now deceased, and Raymond M. Behel II has succeeded them as sole successor Trustee.

See Certification of Trust of record in Instrument No. 202610010090746 in said Register's Office.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1104 Dodson Street (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37138 (Postal Zip)

File No.: 9474-26
Warranty Deed Individual LES rev. 09-2018

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, his heirs. successors and assigns forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR is 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 itself and its successors and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, 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.

Witness my hand this 24 day of September, 2026.

Edith H. Behel Living Trust dated November 11, 1994, as amended and restated in its entirety on March 1, 2019, Grantor

By: Raymond M. Behel, II Trustee
Raymond M. Behel, II, Trustee

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Raymond M. Behel, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged himself to be the duly appointed and acting Trustee of the Edith H. Behel Living Trust dated November 11, 1994, as amended and restated in its entirety on March 1, 2019, the Grantor in the within instrument, who in my presence executed the within instrument for and on behalf of said Grantor by signing the name of Grantor by himself as its Trustee, and further upon oath acknowledged that hedid so as his free act and deed for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 24 day of September, 2026.

Commission Expires: 11/26/2028

NOTARY PUBLIC

S. NIXON PRESSLEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 26, 2028
COUNTY OF WILSON

True Copy Certification

I, **Jodi Jackson,** 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 this the 24 day of September, 2026.

Affiant Signature
Date 9/25/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of September, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

