Karen Johnson Davidson County
Batch# 1480763 DEEDWARR
10/05/2026 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20261005-0091643

STATE OF Tennessee)
COUNTY OF Cheatham)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Margaret D Odle
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd DAY OF October, 2026.

NOTARY PUBLIC
My Commission expires: 2·10·29

KAYTLYN N. SAUNDERS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 02-10-2029

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 26090031

Address of New Owner	Send Tax Bills To:	Tax Information:
Clarence Edwin Odle and Margaret Judy Odle 5186 Ashland City Highway Nashville, TN 37218	Same	047-00-0-173.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **5535 Old Hickory Blvd., LLC, a Tennessee Limited Liability Company,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Clarence Edwin Odle and Margaret Judy Odle, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

Beginning at an existing iron rod in the west margin of Old Hickory Boulevard at a distance of 30 feet from the center of said road, said point being the southeast corner of the Roy R. Reed property; thence along the west margin of Old Hickory Boulevard at a distance of 30 feet from the center of said road, South 22 degrees 04 minutes 57 seconds West 50.00 feet to a P.K. nail set in a paved driveway, said point being a northeast corner of Tract 2; thence leaving the west margin of Old Hickory Boulevard with boundary lines of Tract 2 on newly established lines to points as follows: North 72 degrees 56 minutes 33 seconds West 200.65 feet to an iron rod set; North 70 degrees 07 minutes 43 seconds West 1306.76 feet to an iron rod set; North 21 degrees 59 minutes 38 seconds East 160.00 feet to an iron rod set in a southern boundary line of the Margaret Y. Slea property; thence along southern boundary lines of the Slea property to points as follows: South 70 degrees 17 minutes 09 seconds East 147.00 feet to an existing iron pipe; South 70 degrees 06 minutes 39 seconds East 1159.76 feet to an existing iron rod at the northeast corner of the Reed property; thence along boundary lines of the Reed property to points as follows: South 21 degrees 59 minutes 37 seconds West 100.04 feet to an existing iron rod; South 70 degrees 05 minutes 13 seconds East 200.12 feet to the point of beginning, containing 5.06 acres, more or less. Survey by Bledsoe, Adams, Christy Engineering and Surveying, LLC, Phillip Darin Christy, R.L.S. No. 1821, P.O. Box 40, Dickson, TN 37056-0040, dated 11/27/2006.

Being the same property conveyed to David Christian Schmutz by Warranty Deed from Clarence Edwin Odle dated 01/09/2019 and recorded on 01/15/2019 in Instrument No. 20190115-0004050, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to David Christian Schmutz and Misti Welch Schmutz, Husband and Wife, by Quitclaim Deed from David Christian Schmutz dated 01/09/2019 and recorded on 01/15/2019 in Instrument No. 20190115-0004127, RODCT. Further being the same property conveyed to Philip A. Schmutz by Quitclaim Deed from David Christian Schmutz and Misti Welch Schmutz, Husband and Wife, dated 10/28/2020 and recorded on 10/30/2020 in

Instrument No. 20201030-0126891, RODCT. Further being the same property conveyed to 5535 Old Hickory Blvd., LLC, by Quitclaim Deed from Philip A. Schmutz dated 08/14/2024 and recorded on 08/15/2024 in Instrument No. 20240815-0062484, RODCT.

This is property generally located:
5535 Old Hickory Boulevard, Nashville, TN 37218

SUBJECT TO THE FOLLOWING:

1. 2026 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Restrictive Covenants for a Detached Structure contained in instrument of record in Instrument No. 20101025-0085213, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Turnover Hill, a Horizontal Property Regime with Private Elements of record in Instrument No. 20250805-0062011, Register's Office for Davidson County, Tennessee.
4. Right-of-Way Easement of record in Book 8700, Page 692, Register's Office for Davidson County, Tennessee.
5. Easements of record in Instrument No. 20080117-0005606, Register's Office for Davidson County, Tennessee.
6. Subject to the right of way of Old Hickory Boulevard.

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(s) his/her/their heirs and assigns, forever. Grantor does covenant with said Grantee(s) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **5535 Old Hickory Blvd., LLC,** has caused this instrument to be executed, this the 2 day of Oct, 2026.

5535 Old Hickory Blvd., LLC

By: David Christian Schmutz, _____

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **David Christian Schmutz,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself, to be a Manager (or other officer authorized to execute the instrument of **5535 Old Hickory Blvd., LLC**, the within named bargainor, a Limited Liability Company, and that such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Manager (or other authorized officer).

This the 2 day of Oct, 2026.

My Commission expires: 7/13/30

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 10/2/2026 (date of document).

L. Broner McCoy
Date: 10/2/2026

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 2nd day of Oct., 2026.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY