THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

BK/PG: 9765/879-881
25020344

| | |
|---|---|
| 3 PGS : DEED | |
| JESSICA PORTMAN 1050207 - 25020344 | |
| 06/26/2025 - 01:07:19 PM | |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 4532.50 |
| RECORDING FEE | 15.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 4550.50 |

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID No.: |
|---|---|---|
| Padden, LLC<br>10 Spyglass Hill<br>Brentwood, TN 37027 | Owner | 056M-A-030.00 &<br>056M-A-027.00 |

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Robert M. Vernon and Karen R. Vernon, Trustees of the Vernon Joint Revocable Living Trust Agreement U/A/D April 17, 2001**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Padden, LLC, a Limited Liability Company**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Williamson County**, State of Tennessee, described as follows, to wit:

First Tract:

A tract or parcel of land located in the 17° Civil District of Williamson County, Tennessee, bounded generally as follows:

On the north by the lands of Williams and Tennison; on the East by the Highway; on the South by Carmichael and Williams; and on the West by public road, being the same property upon which is located at public school building, and was formerly known as the Nolensville Academy, and more particularly described as follows:

Beginning at a post in the southeast corner of J.E, Williams; fence and in the West margin of the U.S. Highway "Horton Highway" and running thence with said highway south 28-1/4 deg. East 5.68 poles to a post in Charmichael's northeast corner; thence with her line and in line of school lot south 78 deg. West 38.20 poles to an angle in his fence; thence north 57 1/2 deg. East 2 poles to the beginning, containing one and one-half acres, more or less.

Being the same property conveyed to Robert M. Vernon and Karen R. Vernon, Trustees of the Vernon Joint Revocable Living Trust Agreement U/A/D April 17, 2001, by Quitclaim Deed from O.H. Rutherford, Jr., of record in Book 4122, page 792, dated November 6, 2006 and recorded on December 7, 2006, Register's Office for Williamson County, Tennessee.

This property commonly known as 7335 Nolensville Road, Nolensville, TN 37135*

Second Tract:

Lot in Nolensville bounded as follows, to-wit: West by Franklin Road, South by the Nolensville Academy Lot, East by William King's Lot, North by lot owned by H. Winstead.

Being the same property conveyed to Robert M. Vernon and/or Karen R. Vernon, Trustees U/A/D April 17, 2001, of the Vernon Joint Revocable Living Trust by Warranty Deed from Emojean Rutledge, unmarried, of record in Book 3179, page 349, dated March 22, 2004, and recorded on March 24, 2004, Register's Office for Williamson County, Tennessee.

This property commonly known as 0 King Street, Nolensville, TN 37135*

*Note that a street address is not, and is not part of a legal description.

**NOTE**: "Robert M. Vernon and Karen R. Vernon, Trustees of the Vernon Joint Revocable Living Trust Agreement U/A/D April 17, 2001" and "Robert M. Vernon and/or Karen R. Vernon, Trustees U/A/D April 17, 2001, of the Vernon Joint Revocable Living Trust" refer to the same trustees of the same trust, each being one and the same as the other.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it 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 set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its 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** 25TH **day of June, 2025**:

**The Vernon Joint Revocable Living Trust Agreement U/A/D April 17, 2001 (Grantor)**

**By: Robert M. Vernon, Trustee**

**By: Kareh R. Vernon, Trustee**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert M. Vernon and Karen R. Vernon,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25TH day of **June, 2025**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$1,225,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 26 DAY OF **June, 2025**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

**Certificate of Authenticity**
**for Electronically Filed Document**

I, Amy Fredrickson, 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 6/26/2025 (date of document).

Date: 6/26/2025

Affiant Signature

State of Tennessee )
)
County of Williamson )

Sworn to and subscribed before me this 26th day of June, 2025.

Notary's Signature

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

MY COMMISSION EXPIRES: _____