This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $525,000.00.

Affiant

Subscribed and sworn before me this the 20th day of April, 2022.

Notary Public
My commission expires:

MARY HAAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES OCTOBER 22, 2023

Karen Johnson Davidson County
Batch# 844159 DEEDWARR
04/22/2022 10:42:49 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20220422-0046704

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Informatio
Jeevan Technologies, Inc. 7301 Autumn Crossing Way Brentwood, TN 37027	New Owner	181-10-0B 005

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Madison N. Fulkerson, Administrator of the ESTATE OF DARREN SCHARRINGHAUSEN, Madison N. Fulkerson, Jennifer R. Scharringhausen, Joshua D. Scharringhausen, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JEEVAN TECHNOLOGIES, INC., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 5 on the Plat of Centex at Concord, Phase I, of record in Instrument No. 20051011-0122364, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Darren Scharringhausen, an unmarried man, by deed dated 04/21/2006, from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20060426-0047774, Register's Office for said County. The said Darren Scharringhausen having since died July 8, 2021. See affidavitof Heriship of record in Instrument No. 20220422-0046703 Also see case number No. 21PR-11834 in the Chancery Court for Williamson County, Tennessee for the Estate of Darren Scharringhausen.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7301 Autumn Crossing Way, Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 20th day of April, 2022.

Jennifer R. Scharringhausen

Madison N. Fulkerson

Joshua D. Scharringhausen

Madison N. Fulkerson, Administrator

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jennifer R. Scharringhausen, Madison N. Fulkerson, and Joshua D. Scharringhausen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of April, 2022.

Whitney Smith
STATE OF TENNESSEE NOTARY PUBLIC
Williamson

My commission expires:

6/14/25

Notary Public

STATE OF tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Madison N. Fulkerson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged HERSELF to be the Administrator of the within named bargainor, a ESTATE OF DARREN SCHARRINGHAUSEN, and that SHE, as such Administrator, executed the foregoing instrument for the purposes therein contained by signing the name of the ESTATE OF DARREN SCHARRINGHAUSEN by the said Madison N. Fulkerson as such Administrator.

Witness my hand and official seal this 20th day of April, 2022.

My Commission Expires:

Notary Public

6/14/25

Whitney Smith
STATE OF TENNESSEE NOTARY PUBLIC
Williamson