PRPARED WITHOUT SURVEY

PREPARED WITH TITLE SEARCH

LAND DESCRIPTION FROM PREVIOUS DEED

THIS INSTRUMENT PREPARED BY

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WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, I, **TYLER PAYNE,** hereinafter Grantor, have this day granted, bargained, and sold by these presents do transfer and convey unto **Twin City Barns Incorporated (Current Officers: STEVE YODER, JAMES YODER, JONATHON YODER, JALON YODER, AND JOE MILLER),** hereinafter Grantees, their heirs and assigns, the hereinafter described land, situated in the 4th Civil District of the County of Davidson, and state of Tennessee, and more particularly described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by Gary Cummings, Surveyor, as follows:

Beginning at an iron rod by others in the westerly margin of the new Old Hickory Blvd., said point also being the northeast intersection of the old county concrete road, an official public right-of-way, thence S. 37° 23' 58" E., 582.99 feet to an iron rod by others said point being the northeast corner of a parcel belonging to the John Donelson heirs as of record in Deed Book 5380, page 566, R.O.D.C. Tennessee; thence running with the easterly margin of the old county concrete road for the next three (3) calls; with a curve having a radius of 340.44 feet and an arc length of 356.51 feet and a control angle of 60° 00' 00" to a point of tangent in said right-of-way; thence N. 19° 46' 55", 155.18 feet to an iron rod by others; thence N. 21° 39' 40" W., 107.27 feet to the point of beginning, and containing 32,298.51 feet more or less or 0.743 acres, more or less.

Being the same property conveyed to Tyler Payne from Jerry G. Warren and William B. Hogan by Warranty Deed, recorded September 19, 2022, Deed Reference 20220919-0104265, Register's Office for Davidson County. Related Deed of Trust reference 20220919-0104266 released July 16, 2025, Release Reference number 20250804-0061341.

Being the same property conveyed to Jerry G. Warren and wife, Patricia A. Warren and William B. Hogan and wife, Tina Hogan by Installment Deed, recorded March 11, 1988, in Book 7489, Page 772, Registers Office for Davidson County.

Patricia A. Warren having since died December 13, 2021, vesting her interest to her husband, Jerry G. Warren.

Tina Hogan aka Ernestine Ruth Hogan having since died September 7, 2019, vesting her interest to her husband William B. Hogan.

Property commonly known as 3901 Old Hickory Boulevard, Old Hickory, TN 37138

Map 64 Parcel 13.00

Karen Johnson Davidson County
Batch # 1309629 DEEDWARR
08/13/2025 02:42:33 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20250813-0064545

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest belonging to the said Grantees and Grantees' heirs and assigns.

Grantor covenants with the said Grantees that the Grantor is lawfully seized and possessed of said real property, has a good and perfect right to convey the same, and it is unencumbered.

Grantor further covenants and binds Grantor, Grantor's heirs, and representatives to forever warrant and defend the title to the said real property unto the said Grantees and Grantees' heirs and assigns forever against the lawful claims of all persons whomsoever.

Grantor shall give possession to Grantees with this instrument.

Witness Grantors' signature this 13 day of August 2025.

TYLER PAYNE

STATE OF TENNESSEE
COUNTY OF ~~GIBSON~~ Wilson

On this the 13 day of August 2025, before me personally appeared, **Tyler Payne**, to me known or proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and Seal of office in said County on the day above written.

JERMIN NAUM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: My Commission Expires ~~January 28~~, 2026

NOTARY PUBLIC

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $500,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 13th day of August 2025.

TOBIA J. BURDETTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2029

NOTARY PUBLIC

My Commission Expires: 01/22/2029

Person(s) responsible for 2025 Property Taxes:

January 2025-July 2025
Tyler Payne
4244 Brackenwood Drive
Old Hickory, TN 37138

August 2025-December 2025
Twin City Barns Incorporated
Post Office Box 207
Dyer, TN 38330