THIS INSTRUMENT PREPARED BY:
Sara O. Thomas, Esq.
August Law, PLLC
321 Billingsly Ct., Suite 23
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1313128 DEEDWARR
08/21/2025 12:42:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250821-0067069

Address New Owner:
Bradley Mark Midgett and
Meghan Elizabeth Midgett
Trustees of the Brad and Meghan Living Trust Dated August 6, 2025
9424 Kaplan Avenue
Brentwood, Tennessee 37027

Send Tax Bills To:
Bradley Mark Midgett and
Meghan Elizabeth Midgett
Trustees of the Brad and Meghan Living Trust Dated August 6, 2025
9424 Kaplan Avenue
Brentwood, Tennessee 37027

Parcel 181-07-0A-06200-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, Bradley Mark Midgett and Meghan Elizabeth Midgett, husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Bradley Mark Midgett and Meghan Elizabeth Midgett as Trustees of the Brad and Meghan Living Trust dated August 6, 2025, hereinafter called the GRANTEES, their heirs and/or assigns, a certain parcel of real estate situated in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Final Plat, Autumn View, formerly Brinkley Property Subdivision, Phase One of record in Plat at Instrument No. 20171117-0118274, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to SPH Property Two LLC, a Delaware limited liability company by Warranty deed from Dehai Tian and wife Guizhen Wang of record in Instrument No. 2019100-201100679 Register's Office for Davidson County, Tennessee, dated October 1, 2019 and recorded on October 2, 2019.

This being the same property conveyed to Bradley Mark Midgett and Meghan Elizabeth Midgett, husband and wife, by Special Warranty Deed from SPH Property Two LLC, a Delaware Limited Liability Company, of record in Record Book 20191209, Pages 0126851, dated December 5, 2019 and recorded on December 9, 2019 in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 9424 Kaplan Avenue, Brentwood, TN 37027.

Taxes for the current year, which, if not paid, have been assumed by GRANTEES.

County and city taxes for the current year and subsequent years, a lien not yet ascertainable, due or payable tax.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and/or assigns forever.

GRANTORS COVENANT with the said GRANTEES that they 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; and they do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and/or 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.

NOTICE

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION OBTAINED FROM THE PARTIES AND GRANTORS' PREVIOUS DEED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY THEREOF, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS SHE RENDERED A TITLE OPINION OF ANY KIND AND THE PREPARER MAKES NO WARRANTY OR REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY AND THAT A SURVEY, TITLE EXAMINATION AND TITLE INSURANCE HAVE NOT BEEN OBTAINED.

THE PARTIES HAVE BEEN INFORMED THAT A MORE CURRENT TITLE EXAMINATION AND SURVEY COULD PROVIDE RELEVANT INFORMATION AS TO THE QUALITY OF THE TITLE CONVEYED, AND ANY OTHER CLAIMS, LIENS OR ENCUMBRANCES AFFECTING TITLE.

WITNESS this the 6th day of August, 2025.

GRANTORS:

Meghan Elizabeth Midgett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON Meghan Elizabeth Midgett

Personally appeared before me Bradley Mark Midgett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom I have acknowledged as executing the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 6th day of August, 2025.

NOTARY PUBLIC
My Commission Expires: September 28, 2026

SARA O. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

OATH OF VALUE

As a transfer by a transferor of real estate to a revocable living trust created by the same transferor, this instrument is exempt from tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi) and likewise the valuation oath is unnecessary pursuant to T.C.A. § 67-4-409(a)(1)(E).

CERTIFICATE OF AUTHENTICITY

I, Sara O. Thomas, 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 August 6, 2025.

Sara Thomas
Attorney at Law

August 15, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Sara O. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 15 day of August, 2025.

NOTARY PUBLIC

My Commission Expires: 07/02/2029

RACHEL REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY