Karen Johnson Davidson County
Batch# 1317727 DEEDWARR
09/03/2025 09:13:30 AM 4 pgs
Fees: $23.00 Taxes: $5,272.50
20250903-0070153

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38822	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,425,000.00. Affiant Subscribed and sworn to before me this 2nd day of September, 2025. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Bates Construction LLC and Tru Building Group, LLC 2013 Stonehurst Drive Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Map and Parcel No.: 14415004700

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 of which is hereby acknowledged, Todd C. Kagel, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Bates Construction LLC, a Tennessee limited liability company, as to a 50% interest, and Tru Building Group, LLC, a Tennessee limited liability company, as to a 50% interest (collectively "Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2009 Stonehurst Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of September, 2025.

Todd C. Kagel by George E. Mudter, Jr. his Attorney-in-Fact

Shana L. Kagel, spouse of Todd C. Kagel, joins in the execution of this instrument to convey any interest, if any, in the property.

Shana L. Kagel by George E. Mudter, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Todd C. Kagel and Shana L. Kagel, and he is authorized by Todd C. Kagel and Shana L. Kagel to execute this instrument on their behalf.

Witness my hand, at office, this 2nd day of September, 2025.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 417 on the Plan of Hillsboro Park, Section IV, of record in Book 2331, page 142, Register's Office for said County.

Said Lot No. 417 fronts 260.0 feet on the easterly margin of Stonehurst Drive and extends back 187.00 feet on the northerly line and 178.1 feet on the southerly line to a dead line in the rear, measuring 260.0 feet thereon.

Being the same property conveyed to Todd C. Kagel, a married person, by deed dated September 8, 2021 from Debra A. Dodd, a single person, of record in Instrument No. 20210922-0127124, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2025 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Plat Book 2331, page 142, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Tennessee Certification of Electronic Document

I, George Mudter, 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 9/2/25 (date of document).

Affiant Signature

9/2/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

