STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2025.

Notary Public
MY COMMISSION EXPIRES: 03/28/28
File No. G25-24017

MACKENZIE REINACHER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires

Karen Johnson Davidson County
Batch# 1321805 DEEDWARR
09/15/2025 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20250915-0073378

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Turn Key Home Builders, LLC (NAME)	Same as New Owner (NAME)	053-07-0D-001.00 CO & 053-07-0D-002.00 CO
1612 10th Fairway Dr (STREET ADDRESS)	1612 10th Fairway Dr (STREET ADDRESS)	
Belleville, IL 62220 (CITY) (STATE) (ZIP)	Belleville, IL 62220 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Mother Flippin' Homes LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Turn Key Home Builders, LLC, A Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING certain private element units situated within Davidson County, Tennessee, and further known as Units A and B, together with the appurtenant common elements of The Homes at 1811 Golf Club Road, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for The Homes at 1811 Golf Club Road, of record in Instrument No. 20240603-0040863, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Homes at 1811 Golf Club Road, provided in said Declaration, together with the By-Laws appended thereto, the site-plan attached as Exhibit B to said Declaration, the prior plat of record in Instrument No. 20090310-0021738, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

BEING the same property conveyed to Mother Flippin Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from, MFH Holdings, LLC, a Tennessee limited liability company, dated 8/22/2024 and recorded 8/26/2024 in Instrument No. 20240826-0065379, Register's Office for Davidson County, Tennessee.

BEING the same parent land property previously conveyed to MFH Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from Tennessee Regional Holding, LLC, a Tennessee limited liability company, dated 3/5/2024 and recorded 3/7/2024 in Instrument No. 20240307-0015776; and previously conveyed to Tennessee Regional Holding, LLC, a Tennessee limited liability company, by Warranty Deed from Andrew Blake McCray, a

single man, dated 12/22/2015 and recorded 12/23/2015 in Instrument No. 20151223-0129424, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 1809 & 1811 Golf Club Rd., Old Hickory, TN 37138.

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 and assigns, forever, and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 11th day of September, 2025.

Mother Flippin" Homes LLC, a Tennessee Limited Liability Company

By:_____
Christine Scales, Sole Member

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Christine Scales, Sole Member of Mother Flippin" Homes LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Sole Member of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of September, 2025.

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-19-2026

Notary Public My Commission Expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 **09/11/2025** (date of document).

Affiant Signature

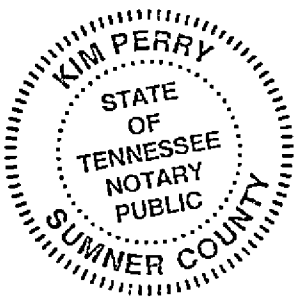
09/11/2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this **11th** day of **September**, 20**25**.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29