# WARRANTY DEED

STATE OF Texas, COUNTY OF Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $60,000.00.

Michael T Hull
*Affiant*

Subscribed and sworn to me on 10/10/2025.

Sue L Nix
NOTARY PUBLIC
Electronically signed and notarized online using the Proof platform.
My Commission Expires: 02/21/2028

Sue L Nix
ID NUMBER
132369934
COMMISSION EXPIRES
February 21, 2028

Karen Johnson Davidson County
Batch# 1333159 DEEDWARR
10/10/2025 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $222.00
20251010-0081199

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| TN49 Holdings, LLC<br>346 Juniper Way<br>McMurray, PA 15317 | SAME AS NEW OWNER | 043 00 0D 006.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Drew Watson Holding LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto TN49 Holdings, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of Homes at 222 Myatt Drive, a Horizontal Property Regime with private elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240306-0015508, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with a percentage interest in the common elements as set forth in said declarations.
>
> Being a portion of the same property conveyed to Mule Train Farms, a partnership composed of Lonnie Ray Harper and Ernest R. Harper by Quitclaim Deed from Ernest R. Harper of record in Instrument Number 20120515-0042041, Register's Office for Davidson County, Tennessee, dated April 25, 2012 and recorded on May 15, 2012.
>
> Being part of the same property conveyed to Bars Hooper Holdings, LLC, by Warranty Deed from Mule Train Farms, a partnership composed of Lonnie Ray Harper and Ernest R. Harper, dated February 29, 2024 and recorded March 6, 2024 in Instrument No. 20240306-0015507, Register's Office of Davidson County, Tennessee.
>
> Further being the same property conveyed to DREW WATSON HOLDING, LLC by Warranty Deed from Bars Hooper Holdings, LLC, of record in Instrument No. 20240603-0040841, Register's Office of Davidson County, Tennessee, dated May 31, 2024 and recorded on June 3, 2024.
>
> This is unimproved property known as 222 Myatt Dr, Madison, Tennessee 37115.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does

further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 10/10/2025.

Drew Watson Holding LLC,
a Tennessee limited liability company

Andrew B Watson

By: Drew B. Watson
Its: Sole Member

**STATE OF** Texas
**COUNTY OF** Brazoria

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Drew B. Watson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Sole Member of Drew Watson Holding LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing for Drew Watson Holding LLC, a Tennessee limited liability company, by himself as Sole Member. signed by Andrew B Watson

Witness my hand and official seal on 10/10/2025.

Tamie Mason
NOTARY PUBLIC

My Commission Expires: 07/22/2027

NOTARY PUBLIC STATE OF TEXAS

Tamie Mason
ID NUMBER
13209676-5
COMMISSION EXPIRES
July 22, 2027

Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on October 10, 2025.

John Cobb Rochford

October 10, 2025

Date

State of Tennessee

County of Davidson

Personally appeared before me Katherine Cooper, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on October 10, 2025.

Katherine Cooper

Katherine Cooper

My Commission Expires: 07/02/29

