This Instrument Prepared By:
Lauren Hays
Saddle Creek Title
775 Ridge Lake Blvd, Suite 105
Memphis, TN 38120

Karen Johnson Davidson County
Batch # 1333876 DEEDWARR
10/15/2025 10 41 14 AM 3 pgs
Fees $18 00 Taxes $333 00
20251015-0082032

And When Recorded, Return To:
Lighthouse Title & Escrow
301 S. Perimeter Park Drive, Suite 125
Nashville, TN 37211

WARRANTY DEED

THIS INDENTURE is made and entered into this 25th **day of September, 2025,** by and between **Donald E. Gregory,** party of the first part, and ~~Luke Yoon~~ Luke **Properties, LLC, a Tennessee Limited Liability Company,** party of the second part,

WITNESSETH That for and in consideration of the purchase price, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of all is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Goodlettsville, County of Davidson, State of Tennessee:

Situated in the 10th District of said County and State, and more particularly described as follows:

Lying on the north side of the Shaw Road, and beginning in the center of the same, a corner of Fred and Lillie Lee and Jackson, thence north 4° east 500 feet along Jackson and Lee's line to a pin; thence north 75° east 75 feet to a pin; thence south 1° 20' west 500 feet to the center of said Shaw Road; thence with center of said road west 100 feet to the beginning, containing .99 acre, more or less according to a survey of Stephen A. Draper, Surveyor, dated January 12, 1954.

Being the same property conveyed to Donald E. Gregory, unmarried from Lucille D. Owens, widow by and through Mattie Kay Barry Attorney-in-fact, by Deed on November 23, 2009, of record in Instrument Number 20091123-0107289, Register's Office for Davidson County, Tennessee.

Please note: This property is being used for investment purposes. It is not the primary marital residence of the Grantor/Grantee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate, that he has good right to sell and convey the same, that the same is unencumbered, except for unpaid 2026 City and 2026 County Taxes which are not yet due and payable and except for the following: subdivision restrictions, building lines and easements of record in , in the Davidson County Register's Office, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written

See Attached Signature Page

Donald E Gregory
Donald E. Gregory

STATE OF TENNESSEE
COUNTY OF Cheatham

TAMMIE BLAKENEY STATE OF TENNESSEE NOTARY PUBLIC HICKMAN COUNTY MY COMMISSION EXPIRES MARCH 03, 2026

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donald E. Gregory**, 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/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 25th day of September, 2025.

Notary Public

My Commission Expires
3/3/24

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $~~[illegible]~~ 90,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Donald E Gregory
Affiant

Subscribed and sworn to before me this 25th day of September, 2025.

NOTARY PUBLIC

My Commission Expires
3/3/24

Tax Parcel: 024-00-0-019

Property Address: 2048 Shaw Road, Goodlettsville, TN 37072

Name & Address of Owner and Mail Tax Bills to:
Luke ~~[illegible]~~ Properties, LLC
1204 Buchanan Street
Nashville, TN 37208

TAMMIE BLAKENEY STATE OF TENNESSEE NOTARY PUBLIC HICKMAN COUNTY MY COMMISSION EXPIRES MARCH 03, 2026