Karen Johnson Davidson County
Batch# 1334757 DEEDWARR
10/16/2025 10:00:30 AM 7 pgs
Fees: $38.00 Taxes: $1,350.50
20251016-0082337

This instrument prepared by and after recording return to:

Spencer Fane LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Tax Map/Parcel ID:
Don Hardin Group, LLC 520 Cherry Grove Lane Whites Creek, TN 37189	Same as New Owner.	081-110-210.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **DJ ROBERTSON and LISA ROBERTSON JONES, TRUSTEES OF THE DJ ROBERTSON REVOCABLE TRUST DATED JULY 29, 2025**, a Tennessee trust and **PAUL E. ROBERTSON**, a married man (collectively, "Grantor"), does hereby transfer and convey unto **DON HARDIN GROUP, LLC**, a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, forever, that certain tract or parcel of land lying and being in Humphreys County, Tennessee, as more particularly described on **Exhibit A** attached hereto (the "Land").

TO HAVE AND TO HOLD said Land, together with all improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively, the "Property") unto the said Grantee and Grantee's heirs and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, that Grantor has a good right to sell and convey the Property; and that the Property is free from any lien or encumbrance whatsoever, except for 2025 real estate taxes, which are to be prorated and Grantee agrees to assume.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomever.

Diane Robertson, as spouse of Paul E. Robertson, joins in this conveyance to convey her marital interest in the Property.

[*Signatures commence on the following page*]

[Signature page of General Warranty Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of October, 2025.

GRANTOR:

THE DJ ROBERTSON REVOCABLE TRUST DATED JULY 29, 2025, a Tennessee trust

By: _____
DJ Robertson, Trustee

By: _____
Lisa Robertson Jones, Trustee

[Grantors' signatures continued. . . .]

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, DJ Robertson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of The DJ Robertson Revocable Trust dated July 29, 2025, a Tennessee trust, the within named bargainor, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of trust in his capacity as Trustee.

Witness my hand and official seal this 15 day of October, 2025.

Catherine Clearwaters
NOTARY PUBLIC

My Commission Expires: 1-22-29



My Comm. Expires
January 22, 2029

***

STATE OF TENNESSEE

COUNTY OF DAVIDSON

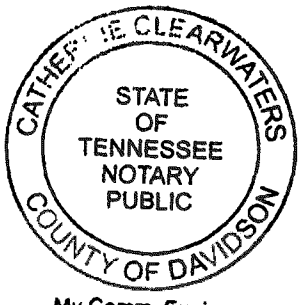
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Lisa Robertson Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of The DJ Robertson Revocable Trust dated July 29, 2025, a Tennessee trust, the within named bargainor, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of trust in her capacity as Trustee.

Witness my hand and official seal this 15 day of October, 2025.

Catherine Clearwaters
NOTARY PUBLIC

My Commission Expires: 1-22-29

***



My Comm. Expires
January 22, 2029

[Grantors' signatures continued. . . .]

GRANTOR:

Paul Robertson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Paul Robertson, the within-named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of October, 2025.

CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Comm. Expires January 22, 2029

Catherine Clearwaters

NOTARY PUBLIC

My Commission Expires: 1-22-29

***

Diane Robertson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Diane Robertson, the within-named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of October, 2025.

Catherine Clearwaters

NOTARY PUBLIC

My Commission Expires: 1-22-29

CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Comm. Expires January 22, 2029

[Consideration Affidavit of General Warranty Deed]

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer is $365,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 15 day of October, 2025.

NOTARY PUBLIC

My Commission Expires: 1-22-29

CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
January 22, 2029

Exhibit A

Legal Description of Property

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

Being Lot No. 6 on the Map of W. N. Butler's Subdivision, a plan of which is of record in Book 57, Page 98, Register's Office, Davidson County, Tennessee.

Said Lot No. 6 fronts 52.2 feet on the North side of Buchanan Street, formerly Hydes Ferry Pike, and runs back between parallel lines, along the easterly margin of an alley, 149.5 feet to an alley in the rear.

Being the same property conveyed to D. J. Robertson and Paul E. Robertson by Warranty Deed from Jesse French Gafford and Buna Welch Gafford of record in Book 5865, Page 146, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to DJ Robertson and Lisa Robertson Jones, Trustees of the DJ Robertson Revocable Trust dated July 29, 2025, by Deed from D.J.Robertson and wife, Janice W. Robertson, of record in Instrument No. 202507300060298, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Erica Allyn, 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 10/15/2025 (date of document).

Erica Allyn
Affiant Signature

10/15/2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of October, 2025.

Dongelia Davis
Notary's Signature

MY COMMISSION EXPIRES: 1/22/2029

NOTARY'S SEAL

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON