Karen Johnson Davidson County
Batch# 1340824 DEEDWARR
10/31/2025 02:44:30 PM 4 pgs
Fees: $23.00 Taxes: $555.00
20251031-0086910

WARRANTY DEED

MERCEDEZ G ROBINSON
Notary Public - State of Florida
Commission # HH 621989
Expires on December 16, 2028

STATE OF Florida

COUNTY OF Miami-Dade

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.00.

Michael T Hull
Affiant **Provided Driver License**

Subscribed and sworn to me on ~~10/31/25~~ 10/30/2025

Mercedez G. Robinson
NOTARY PUBLIC Mercedez G Robinson
Notarized remotely online using communication technology via Proof.

My Commission Expires:12/16/2028

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 346 Juniper Way McMurray, PA 15317	SAME AS NEW OWNER	043110D00100 043110D00200 043110D00300 043110D00400

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, Darren Duhnke and Brian Duhnke, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do 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:

As to Unit 1: (226 Myatt Drive)

Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of Homes at 222 Myatt Drive as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 222 Myatt Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20240306-0015508, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof; together with a percentage interest in the common elements as set forth in said Declaration.

As to Unit 2: (228 Myatt Drive)

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Homes at 222 Myatt Drive as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 222 Myatt Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20240306-0015508, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof; together with a percentage interest in the common elements as set forth in said Declaration.

As to Unit 3: (230 Myatt Drive)

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Homes at 222 Myatt Drive as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 222 Myatt Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20240306-0015508, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof; together with a percentage interest in the common elements as set forth in said Declaration.

As to Unit 4: (232 Myatt Drive)

Land in Davidson County, Tennessee, being Unit No. 4 on the Plan of Homes at 222 Myatt Drive as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 222 Myatt Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20240306-0015508, Register's Office for Davidson County,

Tennessee, to which plan reference is made for a more complete and accurate description thereof; together with a percentage interest in the common elements as set forth in said Declaration.

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 No. 20120515-0042041, Register's Office for Davidson County, Tennessee, dated April 25, 2012, and recorded on May 15, 2012.

Being a portion 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, of record in Instrument No. 20240306-0015507, Register's Office of Davidson County, Tennessee, dated February 29, 2024, and recorded on March 6, 2024

Further being the same property conveyed to Darren Duhnke and Brian Duhnke by Warranty Deed from Bars Hooper Holdings, LLC, of record in Instrument No. 20240306-0015509, Register's Office for Davidson County, Tennessee, dated February 29, 2024, and recorded on March 6, 2024.

Grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This is unimproved property known as 226-232 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 GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their 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 our hands on 10/31/25.

Darren Duhnke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/31/25, before me personally appeared Darren Duhnke, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that her executed the same as his free act and deed.

Witness my hand and official seal on 10/31/25.

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 07/02/29

Witness our hands on 10/30/2025.

Brian Duhnke

Brian Duhnke

STATE OF Nevada
COUNTY OF Clark

On 10/30/2025, before me personally appeared Brian Duhnke, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 10/30/2025.

Langston M Childs
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 22447701
Expires June 21, 2026

NOTARY PUBLIC

My Commission Expires: 06/21/2026

Notarized remotely using audio-video communication technology via Proof.

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 10/31/2025.

John Cobb Rochford

Date: 10/31/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 10/31/2025.

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29