THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 25-5352
Parcel ID: 162-07-0-070.00

Property Address:
304 Jenny Murff Drive, Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1345809 DEEDWARR
11/13/2025 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20251113-0090612

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
DoMO Properties LLC
2955 Stewart Campbell Pointe
Spring Hill TN 37174

Name and Address of New Owner:
DoMO Properties LLC
2955 Stewart Campbell Pointe
Spring Hill TN 37174

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **RIVER MCLANE RAUTON, an unmarried man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **DOMO PROPERTIES, LLC, a Tennessee Limited Liability Company**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Antioch Park, Section Three, of record in Plat Book 4460, Page 25, Register's Office for Davidson County, Tennessee, to which the plan reference is made for a more complete description.

Being the same property conveyed to RIVER MCCLANE RAUTON, an unmarried man by Deed dated March 16, 2023 from RIVER MCCLANE RAUTON, an unmarried man, and ELENA BUSE SURMEN, an unmarried woman, as tenants in common with right of survivorship, recorded March 24, 2023, in Instrument Number 20230324-0021721, in the Official Records of Davidson County, Tennessee.

Also being the same property conveyed to RIVER MCCLANE RAUTON, an unmarried man, and ELENA BUSE SURMEN, an unmarried woman, as tenants in common with right of survivorship by Deed dated November 3, 2022 from SUBURBAN COWBOYS, LLC, a Tennessee Limited Liability Company, recorded November 10, 2022, in Instrument Number 20221110-0120792, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 304 Jenny Murff Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. All matters on the Plan of record in Plat Book 4460, page 25, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 3861, page 744, Book 4292, page 859, Book 4519, page 933, Book 4533, page 967, Book 4562, page 949 and Book 5351, page 111, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

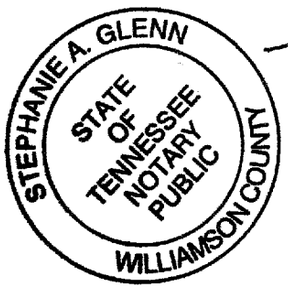
IN TESTIMONY WHEREOF, I have hereunto set my signature, this 12 day of November, 2025.

RIVER MCLANE RAUTON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named RIVER MCLANE RAUTON, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that he, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 12 day of November, 2025.



Notary Public

My Commission Expires:
2-1-27

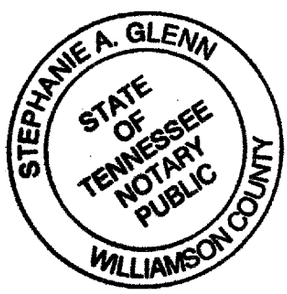
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $360,000.00.

Affiant

SWORN TO and subscribed before me on this 12th day of November, 2025.

Notary Public



My Commission Expires:
2-1-27

Tennessee Certification of Electronic Document

I, Stephanie Glenn, 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 11-12-25 (date of document).

Affiant Signature

11-12-25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2027

NOTARY'S SEAL

