Karen Johnson Davidson County
Batch# 1347471 DEEDWARR
11/18/2025 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20251118-0091630

WARRANTY DEED

STATE OF Georgia
COUNTY OF Gwinnett

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $375,000.00.

Cynthia Moore
Affiant

Subscribed and sworn to me on 11/ 14th /25.

NOTARY PUBLIC
My Commission Expires: 9-21-29

OFFICIAL SEAL
Alesia Davis
NOTARY PUBLIC-GEORGIA
GWINNETT COUNTY
My Comm. Expires September 21, 2029

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 #
Doors Holdings 2025-2 LLC, a Delaware limited liability company 15771 Red Hill Avenue, Ste. 100 Tustin, CA 92780	NEW OWNER	086 12 0A 011.00

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, CHRIS D. OXLEY AND REBECCA M. OXLEY, TRUSTEES OF THE CHRIS & REBECCA OXLEY LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF CHRIS D. OXLEY AND REBECCA M. OXLEY DATED MAY 11, 2021, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Doors Holdings 2025-2 LLC, a Delaware 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 lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 11 on the plan of Final Plat, Revision of Sec. 1, Tulip Grove Pointe, "Cluster Lot Subdivision", as the same appears of record in Instrument No. 20060905-0109478, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

BEING THE SAME PROPERTY CONVEYED to Chris D. Oxley and/or Rebecca M. Oxley, Trustees of the Chris & Rebecca Oxley Living Trust, established by the Revocable Trust Agreement of Chris D. Oxley and Rebecca M. Oxley dated May 11, 2021, by quitclaim deed from Chris D. Oxley and Rebecca M. Oxley, Trustees of The Rebecca M. Oxley Living Trust, established by the Revocable Trust Agreement of Rebecca M. Oxley dated October 26, 2011, Dated 05/11/2021, Recorded 05/13/2021, as Instrument No. 20210513-0064535, of record in the Register's Office of DAVIDSON County, Tennessee.

This is improved property known as 308 Canal Court, Hermitage, Tennessee 37076.

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 11/14/25.

CHRIS & REBECCA OXLEY LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF CHRIS D. OXLEY AND REBECCA M. OXLEY DATED MAY 11, 2021

By: CHRIS D. OXLEY, Trustee

By: REBECCA OXLEY, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of November, 2025, before me, the undersigned Notary Public, personally appeared, Chris D. Oxley and Rebecca M. Oxley, known to me (or proved to me on the basis of satisfactory evidence), to be the trustees of the CHRIS & REBECCA OXLEY LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF CHRIS D. OXLEY AND REBECCA M. OXLEY DATED MAY 11, 2021, the within named bargainor, and that they as such trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the CHRIS & REBECCA OXLEY LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF CHRIS D. OXLEY AND REBECCA M. OXLEY DATED MAY 11, 2021, by themselves as such trustees.

Witness my hand and official seal on 11/14/25.

Katherine Cooper
NOTARY PUBLIC

My Commission Expires: 07/02/29

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

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Cyndi Van Campen, 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 November 14, 2025 (date of document).

Affiant Signature

November 14, 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 14th day of November, 20 25,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027