(1) mail

Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd Street, PO Box 82
Ashland City, TN 37015

|Karen Johnson Davidson County
Batch # 1355182 DEEDWARR
12/08/2025 10 31 12 AM 2 pgs
Fees $13 00 Taxes $925 00
20251208-0097233

Estate of Roger Coleman Brown

TO NEW OWNERS:

AWP Construction, LLC
516 Barter Ln.
Nashville, TN 37220

Map & Parcel: 127-10-0-007.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Robert Eugene Edmondson, Executor of the Estate of Roger Coleman Brown, Grantor herein, vesting fee simple title in AWP Construction, LLC, have bargained and sold and by these presents do convey unto AWP Construction, LLC, a Tennessee Liability Company, Grantee herein, its successors and assigns, the following described property:

LAND located in Davidson County, State of Tennessee, being all of Lot No 21, Merrymount Acres, Section 1, of record in Book 3700, page 17, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot

BEING the same property conveyed to Rod Brown, a single person, by Warranty Deed from Lore H. Phelps, dated June 10, 2021, of record in Instrument No. 20210614-0079744, in the Register's Office for Davidson County, Tennessee. Rod Brown a/k/a Roger Coleman Brown. The said Rod Brown a/k/a Roger Coleman Brown having died testate on July 27, 2021, leaving Robert Eugene Edmondson, executor of The Estate of Roger Coleman Brown, pursuant to the terms of his Last Will and Testament probated in Docket P-3436, Chancery/Probate Court Cheatham County, Tennessee

This conveyance is subject to the lien of the current year's Davidson County property taxes, which have been prorated between the parties and payment of which is assumed by grantees herein. This conveyance is also subject to all easements, setback lines and all other matters shown on the plat of Merrymount Acres, Section 1 of record at Record Book 3700, page 17, Register's Office of Davidson County, Tennessee.

This is unimproved property located at 8238 HWY 70S, Nashville, TN 37221, and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, its heirs, successors and assigns forever. The estate does covenant with Grantee that the estate is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that it is unencumbered except as shown of record. The estate does further covenant and bind itself and its successors, and assigns to warrant and

forever defend the title unto said real property unto the Grantees, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the Estate Executor has hereunto set his hand this the 2 day of December, 2025.

Estate of Roger Coleman Brown

By: Robert E Edmondson

Robert Eugene Edmondson, Executor

STATE OF TENNESSEE

COUNTY OF Cheatham

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert Eugene Edmondson, Executor of Estate of Roger Coleman Brown, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand this the 2nd day of December, 2025.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My Commission Expires: 9/25/29

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration for this transfer is $250,000.00.

Grantee/Affiant

SWORN to and SUBSCRIBED before me this the 5th day of December, 2025.

NOTARY PUBLIC

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-17-2027

My commission expires: _____