Docusign Envelope ID: 07F55CE9-6750-42F9-B325-C36D468237CA

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1364111 DEEDWARR
12/31/2025 11:11:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20251231-0104439

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/05/2029
(AFFIX SEAL)

MEGAN ROSS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/05/2029 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
USA Eagle Holdings LLC, a Delaware limited liability company	New Owner	036-00-0-003.00
(NAME) 8 The Green, Ste A	(NAME)	
(ADDRESS) Dover, DE 19901	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Robert S. Goodrich, a single man,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **USA Eagle Holdings LLC, a Delaware limited liability company,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Initial RSG AHM

Certain real property situated in the 14th Civil District of Davidson County, Tennessee, described as follows, to-wit:

COMMENCING at an iron pin found in the Easterly right of way of Cotton Patch Road, said iron Pin being located South 30° 40' 43" West, a distance of 1026.95 feet from the centerline intersection of Cotton Patch Road and Higdon Road, said iron pin being the Northeasterly corner of the Herbert & Barbara Biggs lands known as Inst 20050126-0009771, said point being the point of beginning; thence with the Easterly right of way of Cotton Patch Road (50') by five calls as follows: North 61° 13' 05" East, a distance of 170.75 feet to the point of curvature of a non-tangent curve, concave to the Northwest having a radius of 392.60 feet, a central angle of 38° 46' 15" and a chord of 260.63 feet, bearing North 33° 11' 26" East; thence Northeast along said curve, a distance of 265.67 feet; thence North 13° 42' 09" East, a distance of 136.38 feet to the point of curvature of a non-tangent curve, concave to the East having a radius of 2438.74 feet a central angle of 05° 15' 54" and a chord of 224.02 feet, bearing North 17° 08' 11" East; thence North along said curve, a distance of 224.10 feet to the point of curvature of a non-tangent curve, concave to the Southeast having a radius of 501.39 feet, a central angle of 22° 45' 47", and a chord of 197.89

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feet bearing North 28° 26' 11" East; thence North along said carve, a distance of 199.20 feet to the intersection of the Easterly right of way of Cotton Patch Road with the Westerly right of way of Higdon Road (50'); thence with the Westerly right of way with Higdon Road by nine calls as follows: South 12° 14' 18" West, a distance of 65.81 feet to the point of curvature of a non-tangent curve, concave to the East having a radius of 1356.21 feet, a central angle of 07° 46' 16", and a chord of 183.81 feet bearing South 09° 26' 54" West; thence South along said curve a distance of 183.95 feet to the point of curvature of a non-tangent curve, concave to the East, having a radius of 729.54 feet, a central angle of 18° 55' 14", and a chord of 239.82 feet bearing South 07° 20' 23" East; thence South along said curve a distance of 240.91 feet to the point of curvature of a non-tangent curve, concave to the Northeast, having a radius of 631.18 feet, a central angle of 28° 06' 16", and chord of 306.51 feet bearing South 28° 37' 44" East; thence South along said curve a distance of 309.60 feet; thence South 42° 28' 44" East, a distance of 370.72 feet; thence South 40° 58' 32" East, a distance of 292.23 feet to the point of curvature of a non-tangent curve, concave to the Southwest, having a radius of 421.91 feet, a central angle of 11° 55' 53", and a chord of 87.70 feet bearing South 30° 49' 03" East; thence Southeast along said curve a distance of 87.86 feet; thence South 24° 03' 17" East, a distance of 288.63 feet to the point of curvature of a non-tangent curve, concave to the West, having a radius of 1784.81 feet, a central angle of 07° 20' 19", a chord of 228.45 feet bearing South 19° 36' 25" East; thence Southeast along said curve a distance of 228.60 feet; thence South 14° 13' 09" East, a distance of 75.68 feet to a point in said right of way being a point in the Northerly line of the Herbert & Barbara Biggs lands known as Inst. 20020319-0034173; thence leaving said right of way and with said Biggs lands by two calls as follows: North 83° 26' 45" West, a distance of 15.00 feet to an iron pin set; thence North 83° 26' 45" West, a distance of 811.26 feet to an iron pin set in the Northeasterly corner of the Herbert & Barbara Biggs lands known as DB 11063, page 416; thence with the Northerly line of said Biggs lands, North 83° 26' 45" West, a distance of 539.85 feet to an iron pin set in, the Southeasterly corner of the Herbert & Barbara Biggs lands known as Inst. 20050126-0009771; thence with the Easterly line of said Biggs lands by two calls as follows: North 03° 19' 24" East, a distance of 712.84 feet to an iron pin found; thence North 00° 40' 36" West, a distance of 185.53 feet to the point of beginning, said described tract containing within said bounds, as per survey of Robert Crabtree, licensed surveyor #2312, dated February 28, 2007.

NOTE: For Informational purposes only: prior deed references subject property containing 27.5053 acres, more or less.

Being the same property conveyed to Robert S. Goodrich from Rebecca O. Gunn Fields by Deed of Correction dated November 16, 2021 and recorded on November 23, 2021 in Instrument No. 20211123-0155572, Register's Office for Davidson County, Tennessee. See also the Warranty Deed recorded March 16, 2015 in Instrument No. 20150316-0022438, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 0 Higdon Rd., Joelton, TN 37080

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 I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, 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 this 30th day of December, 2025.

Robert S. Goodrich

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Robert S. Goodrich, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of December, 2025.

Notary Public

My Commission Expires:

(SEAL)



Certificate of Authenticity

I, Amanda Maynor, 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

December 30, 2025.

Date

Affiant Signature

December 31, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of December, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON