WARRANTY DEED

Karen Johnson Davidson County
Batch# 1364242 DEEDWARR
12/31/2025 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $3,189.40
20251231-0104641

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $862,000.00.

Affiant

Subscribed and sworn to me on 12/29/25.

NOTARY PUBLIC

My Commission Expires: 11/15/28

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

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 #
Jonathan Murray 561 Watsonwood Drive Nashville, TN 37211	New Owner	147150S00200CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, The Flooring Guys 2, a Tennessee general partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jonathan Murray, Unmarried Man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 561, as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for 561 & 559 Watsonwood Drive Commons, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20250107-0001315, as amended and restated in Instrument No. 20250415-0028581, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.
>
> Being part of the same property conveyed to The Flooring Guys 2, a Tennessee general partnership, by Warranty Deed from Michael Troy Bentley and Timothy Lynn Bentley and Terry O'Neal Bentley and Sheila Michelle Towe, of record in Instrument No. 20240517-0036887, in the Register's Office of Davidson County, Tennessee, dated May 14, 2024, and recorded on May 17, 2024.
>
> This is improved property known as 561 Watsonwood Drive, Nashville, TN 37211.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 12/29/25.

THE FLOORING GUYS 2, A TENNESSEE GENERAL PARTNERSHIP

By: LITTLE RIVER VENTURES, LLC, General Partner of THE FLOORING GUYS III, A TENNESSEE GENERAL PARTNERSHIP

By: _____
Matthew McKinney, Sole Member

By: LX3 PROPERTIES, LLC, General Partner of THE FLOORING GUYS III, A TENNESSEE GENERAL PARTNERSHIP

By: _____
James Nicholas Johnson, Sole Member

By: JJR INVESTMENTS, LLC, General Partner of THE FLOORING GUYS III, A TENNESSEE GENERAL PARTNERSHIP

By: _____
Jeremy Richardson, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Matthew McKinney, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Sole and Managing Member of Little River Ventures, LLC, which is a Partner of THE FLOORING GUYS 2, a Tennessee general partnership, and that as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Partner.

Witness my hand and official seal on 12/29/25.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, James Nicholas Johnson, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Sole and Managing Member of LX3 Properties, LLC, which is a Partner of THE FLOORING GUYS 2, a Tennessee general partnership, and that as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Partner.

Witness my hand and official seal on ~~12/2925~~ 12/29/25.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Jeremy Richardson, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Sole and Managing Member of JJR Investments, LLC, which is a Partner of THE FLOORING GUYS 2, a Tennessee general partnership, and that as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Partner.

Witness my hand and official seal on 12/29/25.

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

Certificate of Authenticity

I, Joshua A. Terry, 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 12/29/25.

Affiant Signature – Joshua A. Terry

12/30/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/30/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27