RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QMTL-36321-25

Karen Johnson Davidson County
Batch# 1366040 DEEDWARR
01/06/2026 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20260106-0000781

WARRANTY DEED

STATE OF ~~TENNESSEE~~ GA
COUNTY OF ~~DAVIDSON~~ Gwinnett

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Cynthia Van Campen
AFFIANT

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2028

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of Jan. 2026.

NOTARY PUBLIC

My commission expires: 10/26/28

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doors Holdings 2025-2 LLC, a Delaware Limited Liability Company 15771 Red Hill Ave, Ste 100 Tustin, CA 92780	Doors Holdings 2025-2 LLC, a Delaware Limited Liability Company 15771 Red Hill Ave, Ste 100 Tustin, CA 92780	097-02-0A-555.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars ($435,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WILLIAM FRANCIS BYE AND MARNA JEAN OZMUN BYE, HUSBAND AND WIFE** , hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DOORS HOLDINGS 2025-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 555 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 6B, of record in Instrument #20151023-0107918, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William Francis Bye and Marna Jean Ozmun Bye, husband and wife, from Thomas David Neilson, an unmarried man, and Patricia A. Brinkley, an unmarried woman, as tenants in common with rights of survivorship, by Warranty Deed dated August 13, 2018 and recorded August 29, 2018 in Instrument #20180829-0085594, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1808 Stonewater Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 2nd day of January, 2026

GRANTOR(S)

William Francis Bye

Marna Jean Ozmun Bye

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Orange

Personally appeared before me, a Notary Public, William Francis Bye and Marna Jean Ozmun Bye, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 2nd day of Jan. 2026.

IRENE ANGOMAS
Notary Public - State of Florida
Commission # HH 315569
My Comm. Expires Oct 2, 2026
Bonded through National Notary Assn.

Irene Angomas
Notary Public

Irene Angomas
Printed Notary Name

My commission expires: 10/2/2026

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 1/02/2026 (date of document).

Affiant Signature

1/02/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 2nd day of January, 20 26,

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