This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1366315 DEEDWARR
01/06/2026 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20260106-0001136

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $320,000.00

Affiant
Signature

Subscribed and sworn to before me on this the 15 Day of Dec, 2025

Notary Public
My Commission expires 1/25/26

ED HUASBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Four Lions Land Development LLC
210 Juarez Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Four Lions Land Development LLC
210 Juarez Drive
Hermitage, TN 37076

MAP AND PARCEL NUMBER: 06103000500

WARRANTY DEED
25NT00918

Effective the 15TH Day of DEC, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Sara F. Hitt, widow, as surviving tenant by the entirety

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Four Lions Land Development LLC, a limited liability company

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

Land in Davidson County, Tennessee, BEING Lot No. 79 on the Map of Gra-Mar Acres, Section II, as of record in Book 2133, Page 74, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to William E. Hitt and wife, Sara F. Hitt from James T. Garrett and wife, Margaret Peart Garrett, by Warranty Deed dated 09/15/1972 and recorded 09/20/1972 in Book 4639, page 47, Register's Office of said County. William E. Hitt died 03/18/2016, leaving Sara F. Hitt as surviving tenant by the entirety

This is an improved property commonly known as: 4506 Saunders Ave, Nashville, TN 37216-1219

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 15 day of December, 2025

Sara F. Hitt AKA Sarah F. Hitt by William Jeffrey Hitt Attorney-in-Fact

Sara F. Hitt AKA Sarah F. Hitt by William Jeffrey Hitt, Attorney-In-Fact

State of TN)
County of Davidson)

On this 15 day of December 2025, before me personally appeared William Jeffrey Hitt to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sara F. Hitt aka Sarah F. Hitt and who acknowledged that she/he executed the same as the free act and deed of Sara F. Hitt aka Sarah F. Hitt.

Notary Public

My Commission expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 12/15/25 (date of document).

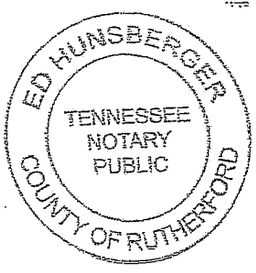
Affiant Signature

1/6/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 of JAN, 26.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26