WARRANTY DEED

Karen Johnson Davidson County
Batch# 1371340 DEEDWARR
01/21/2026 09:05:30 AM 5 pgs
Fees: $28.00 Taxes: $407.00
20260121-0004791

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 10-28-2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Blessed Brothers Inc	Same as New Owner	
(NAME)	(NAME)	
2576 Treetop Drive		043-11-0D-001.00-CO 043-11-0D-002.00-CO 043-11-0D-003.00-CO 043-11-0D-004.00-CO 043-11-0D-006.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **TN49 HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE BLESSED BROTHERS INC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 1, 2, 3, 4 and 6, on the Plan of Homes at 222 Myatt Drive, a Horizontal Property Regime with private elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240306-0015508, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with a percentage interest in the common elements as set forth in said declarations.

Being a portion of the same property conveyed to Ernest Harper by Warranty Deed from Gerald A. Murphy, unmarried of record in Instrument No. 20060601-0064181 Register's Office for Davidson County, Tennessee, dated May 31, 2006 and recorded on June 01, 2006.

Being a portion of the same property conveyed to Mule Train Farms, a partnership composed of Lonnie Ray Harper and Ernest R. Harper by Quitclaim Deed from Ernest R. Harper of record in Instrument Number 20120515-0042041, Register's Office for Davidson County, Tennessee, dated April 25, 2012 and recorded on May 15, 2012.

Being part of the same property conveyed to Bars Hooper Holdings, LLC, by Warranty Deed from Mule Train Farms, a partnership composed of Lonnie Ray Harper and Ernest R. Harper, dated February 29, 2024 and recorded March 6, 2024 in Instrument No. 20240306-0015507, Register's Office of Davidson County, Tennessee.

AS TO UNIT 6:

Being the same property conveyed to Drew Watson Holding LLC by Warranty Deed from Bars Hooper Holdings, LLC dated May 31, 2024 and recorded June 3, 2024 in Instrument No. 20240603-0040841, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to TN49 Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Drew Watson Holding LLC, dated October 10, 2025 and recorded October 10, 2025 in Instrument No. 20251010-0081199, Register's Office of Davidson County, Tennessee.

AS TO UNITS 1 thru 4:

Being the same property conveyed to Darren Duhnke and Brian Duhnke by Warranty Deed from Bars Hooper Holdings, LLC, dated February 29, 2024 and recorded March 6, 2024 in Instrument No. 20240306-0015509, Register's Office of Davidson County, Tennessee.

JW2026-96

Being the same property conveyed to TN49 Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Darren Duhnke and Brian Duhnke, dated October 30, 2025 and recorded October 31, 2025 in Instrument No. 20251031-0086910, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 222, 226, 228, 230, 232 Myatt Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand this 16th day of January, 2026

TN49 HOLDINGS, LLC

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of TN49 Holdings, LLC, and that he as such Authorized Agent of TN49 Holdings, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of TN49 Holdings, LLC.

Witness my hand and official seal this 16th day of January, 2026.

Commission expires:



_____
Notary Public

JW2026-96

LEGAL DESCRIPTION

(Exhibit A)

Order Number: 26NT00033

As to Unit 1: (226 Myatt Drive)
Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of Homes at 222 Myatt Drive as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 222 Myatt Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20240306-0015508, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof; together with a percentage interest in the common elements as set forth in said Declaration.
As to Unit 2: (228 Myatt Drive)
Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Homes at 222 Myatt Drive as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 222 Myatt Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20240306-0015508, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof; together with a percentage interest in the common elements as set forth in said Declaration.
As to Unit 3: (230 Myatt Drive)
Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Homes at 222 Myatt Drive as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 222 Myatt Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20240306-0015508, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof; together with a percentage interest in the common elements as set forth in said Declaration.
As to Unit 4: (232 Myatt Drive)
Land in Davidson County, Tennessee, being Unit No. 4 on the Plan of Homes at 222 Myatt Drive as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 222 Myatt Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20240306-0015508, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof, together with a percentage interest in the common elements as set forth in said Declaration.
Being a portion of the same property conveyed to Ernest Harper from Gerald A. Murphy, unmarried by Warranty Deed dated 05/31/2006 and recorded 06/01/2006 in Instrument No. 20060601-0064181, Register's Office of said County.
Being a portion of the same property conveyed to Mule Train Farms, a partnership composed of Lonnie Ray Harper and Ernest R. Harper by Quitclaim Deed from Ernest R. Harper, of record in Instrument No. 20120515-0042041, Register's Office for Davidson County, Tennessee, dated April 25, 2012, and recorded on May 15, 2012.
Being a portion of the same property conveyed to Bars Hooper Holdings, LLC, by Warranty Deed from Mule Train Farms, a partnership composed of Lonnie Ray Harper and Ernest R. Harper, of record in Instrument No. 20240306-0015507, Register's Office of Davidson County, Tennessee, dated February 29, 2024, and recorded on March 6, 2024
Being a portion of the same property conveyed to Darren Duhnke and Brian Duhnke by Warranty Deed from Bars Hooper Holdings, LLC, of record in Instrument No. 20240306¬0015509, Register's Office for Davidson County, Tennessee, dated February 29, 2024, and recorded on March 6, 2024.
Being a portion of the same property conveyed to TN49 Holdings, LLC, a Tennessee limited liability company, from Darren Duhnke and Brian Duhnke, by Warranty Deed dated 10/31/2025 and recorded 10/31/2025 in Instrument No. 20251031-0086910, Register's Office of said County.
As to Unit 6: (222 Myatt Drive)
Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of Homes at 222 Myatt Drive, a Horizontal Property Regime with private elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240306¬0015508, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with a percentage interest in the common elements as set forth in said declarations.
Being a portion of the same property conveyed to Ernest Harper from Gerald A. Murphy, unmarried by Warranty Deed dated

05/31/2006 and recorded 06/01/2006 in Instrument No. 20060601-0064181, Register's Office of said County.

Being a portion of the same property conveyed to Mule Train Farms, a partnership composed of Lonnie Ray Harper and Ernest R. Harper by Quitclaim Deed from Ernest R. Harper of record in Instrument Number 20120515-0042041, Register's Office for Davidson County, Tennessee, dated April 25, 2012 and recorded on May 15, 2012.

Being part of the same property conveyed to Bars Hooper Holdings, LLC, by Warranty Deed from Mule Train Farms, a partnership composed of Lonnie Ray Harper and Ernest R. Harper, dated February 29, 2024 and recorded March 6, 2024 in Instrument No. 20240306-0015507, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to DREW WATSON HOLDING, LLC by Warranty Deed from Bars Hooper Holdings, LLC, of record in Instrument No. 20240603-¬0040841, Register's Office of Davidson County, Tennessee, dated May 31, 2024 and recorded on June 3, 2024.

Being the same property conveyed to TN49 Holdings, LLC, a Tennessee limited liability company from Drew Watson Holding LLC, a Tennessee limited liability company, by Warranty Deed dated 10/10/2025 and recorded 10/10/2025 in Instrument No. 20251010-0081199, Register's Office of said County.

Tennessee Certification of Electronic Document

I, Justin Foster 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 1-16-26 (date of document).

Affiant Signature

1-16-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 of Jan, 26.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027