REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1371602 DEEDWARR
01/22/2026 07:47:30 AM 5 pgs
Fees: $28.00 Taxes: $1,461.50
20260122-0005135

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $395,000.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 14 DAY OF January, 2026.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 11-21-27

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Your Mom 2, LLC
906 Ackelen Avenue
Nashville, TN 37203

NEW OWNER:
Your Mom 2, LLC
906 Ackelen Avenue
Nashville, TN 37203

GENERAL WARRANTY DEED

This indenture is made and entered into this 14th day of January, 2026 ("EFFECTIVE DATE") between DOUGLAS PILLOW AND SHEILA PILLOW, husband and wife (hereinafter referred to as "GRANTOR") and YOUR MOM 2, LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, being Parcel 147 also shown as "Reserved Parcel" containing 4.41 acres, on the Plan of Hickory Trail Farms, Section One, Re-vised Plan of record in Book 4460, Page 192, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. And further being known as Lot 9 of the Hunter's Trail Subdivision, an unrecorded plat.

Being the same property conveyed to Bryan K. Cooper by deed dated October 29, 1984, from Alvin H Kolak, District Director of Internal Revenue for the District of Nashville, TN of record in Book 6416, page 865, Register's Office for Davidson

County, Tennessee. The said Bryan K. Cooper having since died, intestate, on May 28, 2003, survived by his wife, Barbara F. Cooper and children, Lesa A. Byrum, Camilla Denise Covington and Marcella K Chambers (See Affidavit of Heirship recorded in Instrument No. 20130315-0026071, Register's Office for Davidson County, Tennessee. The said Barbara F. Cooper having since died testate, on September 9, 2019, her estate being probated in Docket No. 22P163, in the Davidson County, Tennessee Probate Court.

Further being the same property conveyed to Douglas Pillow and Sheila Pillow, husband and wife from Lesa A. Byrum, Camilla Denise Covington, and Marcella K. Chambers by Warranty Deed dated April 14, 2021 and recorded on May 19, 2021, in Instrument No. 20210519-0067847, Register's Office for Davidson County, Tennessee.

ALSO CONVEYED HEREWITH AND DEDICATED BY THESE PRESENTS a 50 foot exclusive easement or right-of-way for ingress, egress and utilities to Gower Road as shown on Exhibit "A" attached and incorporated herein by reference for the above-mentioned property located off of 641 Hunter's Trail, Nashville, TN 37209 through said 6 acre tract. This Easement shall be maintained by Grantee, its successors and assigns, and any construction and maintenance shall restore Grantor's adjoining property to its original condition before said construction and maintenance.

The aforesaid Easement restates that certain Agreement for Dedication/Permanent Right-of-Way Easement of record in Instrument No. 20220721-0083462, Register's Office for Davidson County, Tennessee.

ALSO CONVEYED HEREWITH AND DEDICATED BY THESE PRESENTS a non-exclusive easement or right-of-way known as Hunter's Trail, a private road.

TAX PARCEL # 101 00 0 147.00

The real property conveyed hereby is ☐ improved ☑ unimproved with a property address of: 631 Hunters Trail, Nashville, TN 37209.

In the event of a discrepancy between the property address or the tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements, if any, of record in the Register's Office for Davidson County, Tennessee and the following restrictions which shall run with the title to said property:

1. No mobile homes may be placed on the property.

2. No pigs, poultry, cattle or horses shall be permitted.

3. Owners of tracts 1, 2, 3, 4, 5, 6 and 9 shall be responsible for their prorate share of expenses for the maintenance of a private road known as Hunter's Trail.

4. All tracts are subject to the private road known as Hunter's Trail and the future access easement as effects the properties.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the 14th day of January, 2026.

Douglas Pillow
DOUGLAS PILLOW

Sheila Pillow
SHEILA PILLOW

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared DOUGLAS PILLOW AND SHEILA PILLOW, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

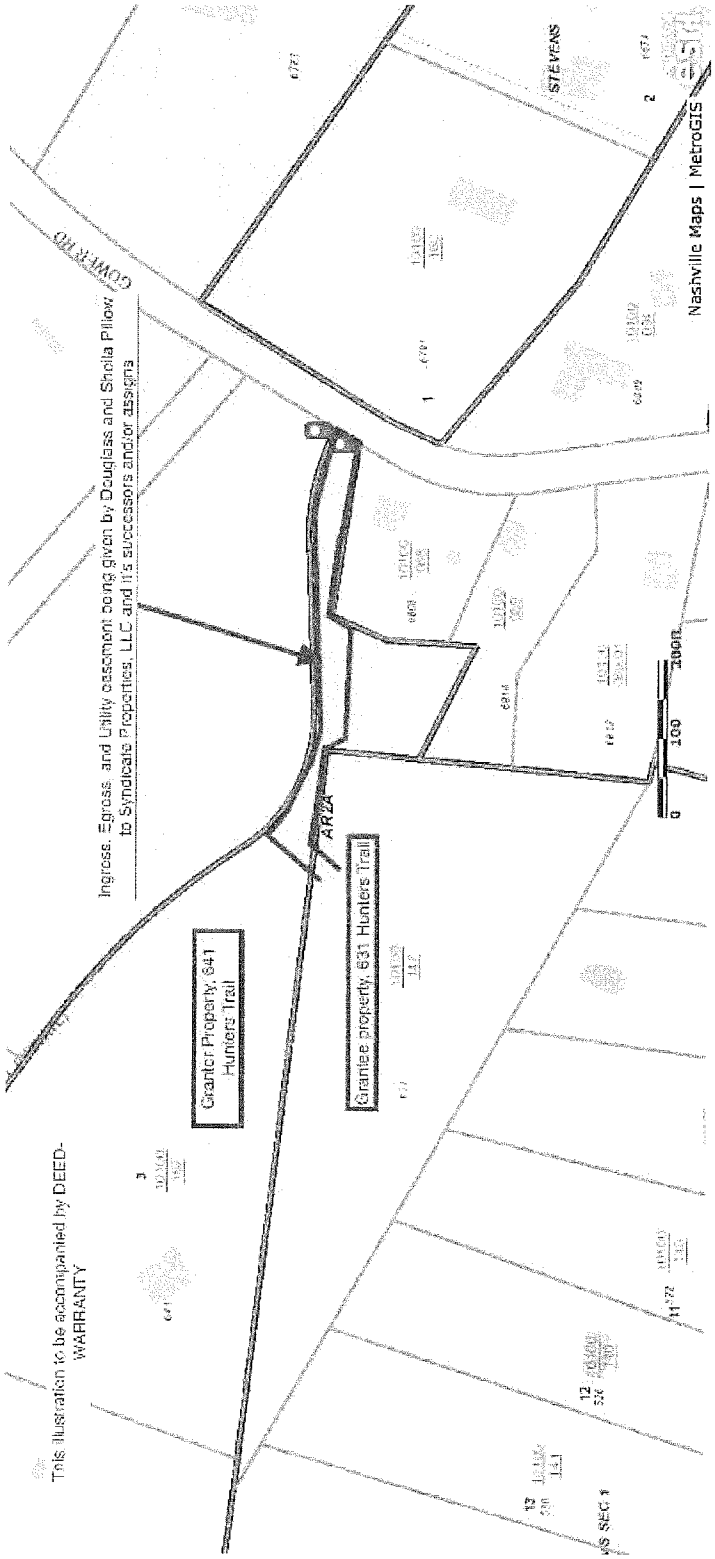
Witness my hand and seal at office in the aforesaid state and county this 14th day of January, 2026.

SEAL

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

Megan Ross
NOTARY PUBLIC
COMMISSION EXPIRES: 11-5-29

EXHIBIT "A"
Easement Drawing



Certificate of Authenticity

I, Lacey Chumley, 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

January 14, 2026.

Date

Lacey Chumley

Affiant Signature

January 20, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of January, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON