**Prepared By & Return To:**
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-6155

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Montgomery GC

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of January, 2026

Notary Public

Commission Expires: 9/13/2027

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Steven T. Mills and Roberto Rosado<br>5527 Hillview Drive<br>Brentwood, TN 37027 | Churchill Mortgage Corporation<br>1749 Mallory Lane<br>Suite 100<br>Brentwood, TN 37027 | 159-12-0-011.00 |

Karen Johnson Davidson County
Batch# 1375548 DEEDWARR
02/04/2026 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $4,532.50
20260204-0007612

# WARRANTY DEED

FOR AND IN 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, I/WE,

**TN Investment Group, LLC, a Limited Liability Company**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Roberto Rosado and Steven T. Mills, both unmarried as joint tenants in common with right of survivorship**

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 Lot No. 54 on the Plan of Oak Hill Estates, Section III, of record in Book 4860, pages 3, 4 and 5, Register's Office for Davidson County.

Said Lot No. 54 fronts 138.98 feet on the Westerly side of Hillview Drive and extends back between lines 304.52 feet on the Northerly side and 419.90 feet on the Southerly side to a line in the rear on which it measures 180.63 feet.

Being the same property conveyed to TN Investment Group LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20230814-0063137 Register's Office for Davidson County, Tennessee, dated August 09, 2023 and recorded on August 14, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5527 Hillview Drive, Brentwood, TN 37027

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 so 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.

Dated this the 16th day of January, 2026.

TN Investment Group, LLC, a Limited Liability Company

By: _____
Robert Fletcher, Authorized Signor

STATE OF TENNESSEE
COUNTY OF Williamson

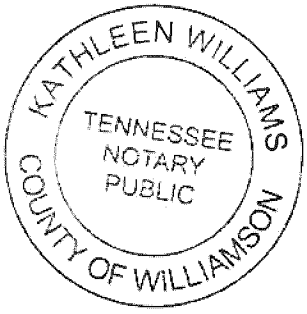
Before me, Kathleen Williams of the state and county mentioned, personally appeared Robert Fletcher of TN Investment Group, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signor of TN Investment Group, LLC, the within named bargainor, a Limited Liability Company, and that such Robert Fletcher of TN Investment Group, LLC as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor.

Witness my hand and seal, at office in Brentwood, TN, this 16th day of January, 2026.

_____
Notary Signature

Printed Name: Kathleen Williams

My commission expires: 5/10/27



# 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 January 16 2026.

Affiant Signature – Joshua A. Terry

January 21 2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on January 21 2026

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27

202602040007612