THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153136**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Affiant Subscribed and sworn to before me, this 30th day of January, 2026. Notary Public My Commission Expires: 5/8/28

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-8-2028

Karen Johnson Davidson County
Batch # 1375861 DEEDWARR
02/04/2026 03:05:31 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20260204-0007977

WARRANTY DEED

Address New Owner: Reindeer Renovations LLC 1510 S 10th St. Las Vegas, NV 89104	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141 00 0 004.05

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Mauldin, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Reindeer Renovations LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying in the 9th Civil District of Davidson County, and located on Hooten Hows Road and being a portion of a 105.5 acre tract as described in a deed of record in Book 106, Page 431, Register's Office for said County, and further described in Will Book 51, Page 481, in the Office of the County Court Clerk for said County and described according to an unrecorded survey made by John Kohl dated June 20, 1978, as follows:

Beginning at a point in the center line of Hooten Hows Road, said point being 150 feet from the Southwest corner of the George Clark property and being the common corner of the property owned by Georgia Melord and William G. Meadows; thence N 32 deg. W 584 feet to a stake with Hackberry pointer; thence N 57 deg. E 150 feet to a stake with Hackberry pointer; thence S 32 deg. E 584 feet to a point in the center line of Hooten Hows Road and being the Southwesterly corner of the George Clark property: thence S 57 deg. W 150 feet to the Point of Beginning.

Being the same property conveyed to Joe Benson Mauldin and wife, Doris J. Mauldin, by Warranty Deed from William G. Meadows and wife, Lillie Wilma Meadows, of record in Book 5310, Page 587, Register's Office for Davidson County, Tennessee, dated June 30, 1978, and recorded July 13, 1978.

The said Joe Benson Mauldin having died on or about February 7, 2015, his interest vested at death in Doris J. Mauldin as surviving tenant by the entirety. The said Doris J. Mauldin died intestate on May 17, 2024. Title to the subject property vested at her death in Jennifer Mauldin, her heir at law, as evidenced by Affidavits of Heirship of record in Instrument Numbers 20260204-0007975 and 20260204-0007976, in the Register's Office for Davidson County, Tennessee. The Estate of Doris Jane Mauldin is being administered under Case No. 24P1903 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Said property has never been the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Rights of the public to the use of that part of the land described herein within the bounds of Hooten Hows Road.

This is improved property located at 7970 Hooten Hows Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26 day of January, 2026.

Jennifer Mauldin

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~ Pinellas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Mauldin, 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, at office, this 26th day of January, 2026.

Carmen F. Alvarez
Notary Public
My Commission Expires: 5/28/2027

X Physical Presence Prod ID
or
_ Online Notarization

CARMEN F. ALVAREZ
Commission # HH 368246
Expires May 28, 2027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-RR-25-7970