WARRANTY DEED

Karen Johnson Davidson County
Batch # 1375861 DEEDWARR
02/04/2026 03:05:31 PM 3 pgs
Fees: $18.00 Taxes: $2,060.90

20260204-0007978

W-RR-25-7970-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $557,000.00.

Affiant

DANA DELWORTH TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-08-28

STATE SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/8/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
RMN Dynamic Solutions LLC	**SAME AS NEW OWNER**	
(NAME) **4030 Wake Forest Rd. Ste. 349**	(NAME)	**141-00-0-004.05**
(ADDRESS) **Raleigh, NC 27609**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **REINDEER RENOVATIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RMN DYNAMIC SOLUTIONS LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND lying in 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).

Being the same property conveyed to Reindeer Renovations LLC, a Tennessee limited liability company by Warranty Deed from Jennifer Mauldin, married, of record in Instrument Number 20260204-0007977, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on unrecorded survey made by John Kohl dated June 20, 1978.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7970 Hooten Hows Rd, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 29th DAY OF JANUARY, 2026.

Reindeer Renovations LLC
BY: Rudy Mahosky
Rudy David Mahosky
Member of Sunny Day REI LLC

ITS: Member

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUDY DAVID MAHOSKY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of SUNNY DAY REI LLC, the MEMBER of REINDEER RENOVATIONS LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER of SUNNY DAY REI LLC, the MEMBER of REINDEER RENOVATIONS, LLC, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of January, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 1/29/26.

Date

Affiant Signature

2/2/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of February, 20 26.

Notary's Signature

My Commission Expires: 6/6/28

Date

Notary's Seal (if on paper)

