Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 251252961

Karen Johnson Davidson County
Batch # 1376923 **DEEDWARR**
02/06/2026 10:00:05 AM 4 pgs
Fees: $23.00 Taxes: $2,830.50

20260206-0008666

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $765,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of February, 2026.

Notary Public
My Commission Expires:

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Umiyadham Inc. 2241 Hobson Pike Antioch, TN 37013	New Owner	Tax Parcel ID No. 164 00 0 288.00

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, **James Hibbett Rowlett Jr., William H Rowlett II and Victoria J. Jordan, individually, and James Hibbett Rowlett Jr., William H Rowlett II and Victoria J. Jordan as heirs of the Estate of Mabel R. McIntosh, and William H Rowlett II as Administrator of the Estate of Mabel R. McIntosh** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Umiyadham Inc., a Tennessee Nonprofit Corporation** ("Grantee"), its successors and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, according to a survey by MEC, inc. dated 4-16-02 and being more particularly described as follows:

Beginning in the Northerly margin of Hamilton Church Road at the Southwest corner of the herein described tract; Thence, along the Easterly line of the Pigg Grave Yard, North 15°22'13" East a distance of 81.68 feet to a new iron rod; Thence, North 13°17'24" East a distance of 164.23 feet to a new iron rod; Thence, along Sarah Lee Parkers Easterly lines as recorded in Bk. 7683, Pg. 585 R.O.D.C., Tn., North 09°03'20" East a distance of 248.82 feet to an old iron rod; Thence, North 08°06'04" East a distance of 419.92 feet to a new iron spike; Thence, along the lines of Tract 1, South 75°02'50" East a distance of 217.19 feet to a new iron rod; Thence, South 07°09'02" West a distance of 420.81 feet to an old iron rod; Thence, along the Westerly line of Tract 2, South 07°09'02" West a distance of 564.92 feet to a new iron rod; Thence, along the Northerly margin of Hamilton Church Road, North 61°17'52" West a distance of 279.18 feet to the Point of Beginning and containing 5.00 acres or 217,800 square feet.

Being the same property conveyed to James Hibbett Rowlett Jr., William Henry Rowlett III, and Viki R. Jordan, each with an undivided one-third (1/3rd) interest, as tenants in common, by Quitclaim Deed from Mabel McIntosh, a/k/a Mabel Rowlett McIntosh, of record in Instrument No. 20250905-0071100, in the Register's Office of Davidson County, Tennessee, dated September 05, 2025 and recorded on September 05, 2025. Said Quitclaim Deed incorrectly vested title as James Hibbett Rowlett Jr., William Henry Rowlett III, and Viki R. Jordan instead of James Hibbett Rowlett Jr., William H Rowlett II and Victoria J. Jordan. Scrivener's Affidavit of recording in Instrument No. 20260206-0008664, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James L. McIntosh and wife Mabel McIntosh, by Quitclaim Deed from Gary B. Fisher, Trustee, of record in Instrument No. 20031218-0180590, in the Register's Office of Davidson County, Tennessee, dated December 17, 2003, and recorded on December 18, 2003. The said James L. McIntosh died on February 20, 2015, leaving Mabel McIntosh as surviving tenant by the entirety. The said Mabel McIntosh died on September 7, 2025. Order authorizing William H Rowlett II to serve as Administrator of the Estate being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case Number P25P2071. Affidavits of Heirship of record in Instrument Number

20260206-0008665, recorded on 2-6-2026, showing James Hibbett Rowlett Jr., William H Rowlett II and Victoria J. Jordan as heirs at law.

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.

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

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 3506 Hamilton Church Rd Antioch TN 37013

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 4th day of February, 2026.

Estate of Mabel McIntoch

James Hibbett Rowlett Jr., Heir

William H Rowlett II, Heir

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Hibbett Rowlett Jr. and William H Rowlett II, 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 4th day of February, 2026.

Notary Public

My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

James Hibbett Rowlett Jr., Individually

William H Rowlett II, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Hibbett Rowlett Jr. and William H Rowlett II, 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 4th day of February, 2026.

Notary Public

My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

Estate of Mabel McIntoch

William H Rowlett II, Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William H Rowlett II with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Administrator of the Estate of Mabel McIntosh., the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of February, 2026.

Notary Public

My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

Estate of Mabel McIntoch

Victoria J. Jordan
Victoria J. Jordan, Heir

STATE OF Florida
COUNTY OF Hardee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Victoria J. Jordan, 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. Type of identification produced: Driver License

Witness my hand, at office, this 4 day of February, 2026.

Ian M French
Notary Public Ian M French

My Commission Expires: 1/13/2027

IAN M FRENCH
Notary Public - State of Florida
Commission # HH 345471
My Comm. Expires Jan 13, 2027
Bonded through National Notary Assn.

Victoria J. Jordan
Victoria J. Jordan, Individually

STATE OF Florida
COUNTY OF Hardee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Victoria J. Jordan, 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. Type of identification produced: Driver License

Witness my hand, at office, this 4 day of February, 2026.

Ian M French
Notary Public Ian M French

My Commission Expires: 1/13/2027

IAN M FRENCH
Notary Public - State of Florida
Commission # HH 345471
My Comm. Expires Jan 13, 2027
Bonded through National Notary Assn.