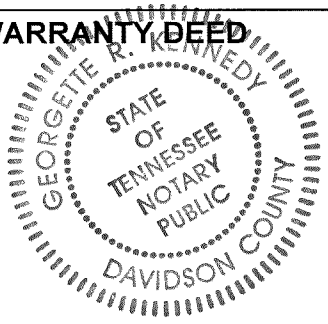
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11-08-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
126 Kedron Pkwy, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Flooring Guys III, GP	The Flooring Guys III, GP	172-10-0-006.00
(NAME)	(NAME)	
5057 Marc Drive	408 Landon Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1376985 DEEDWARR
02/06/2026 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20260206-0008749

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 considerations, the receipt of which is hereby acknowledged, I/we Brenda F. Brockwell as Executor of the Estate of Robert E. Kirchner, Jr., hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto The Flooring Guys III, GP, hereinafter called the GRANTEE(S), his/her/their 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. 55 on the Plat of Harvard Estates, Section 2, of record in Plat Book 4675, Page 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Robert E. Kirchner, Jr. and wife, Carolyn O. Kirchner by Warranty Deed from Medlin Building Industries, Inc., dated 05/28/1975, of record in Book 4917, Page 810, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert E. Kirchner, Jr. by Quitclaim Deed from Carolyn O. Kirchner, dated 11/11/1993, of record in Book 9156, Page 451, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert E. Kirchner, Jr. by Quitclaim Deed from Beth Ann Lovell Kirchner, being the same person as Beth Ann Lovell, dated 09/11/1998, of record in Book 11145, Page 825, Register's Office for Davidson County, Tennessee.

The said Robert E. Kirchner, Jr. died testate on 03/04/2024, devising subject property to Brenda F. Brockwell as Executor of the Estate of Robert E. Kirchner, Jr., deceased, as evidenced in File No. 24P1083, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 5057 Marc Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 2nd day of February, 2026.

Brenda F. Brockwell as Executor of the Estate of Robert E. Kirchner, Jr.

By: Brenda F Brockwell Date: 02/02/26

Brenda F. Brockwell, Executor

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda F. Brockwell as Executor of the Estate of Robert E. Kirchner, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of February, 2026.

Notary Public:

My Commission Expires: 3/9/2027

(SEAL)

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
126 Kedron Pkwy
Spring Hill, TN 37174

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 February 3, 2026.

Affiant
Date: _____

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 3rd day of February, 2026

Notary Public

My Commission Expires: 11/8/28

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KATHERINE ANN HEDRICK