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|---|---|
| Karen Johnson Davidson County<br>Batch# 1378590 DEEDWARR<br>02/10/2026 09:34:30 AM 3 pgs<br>Fees: $18.00 Taxes: $1,165.50<br>20260210-0009965<br><br>(Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF WILLIAMSON**<br><br>The actual consideration or value, whichever is greater, for this transfer is $315,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 4th day of February, 2026.<br><br>Notary Public<br><br>My commission expires: 5-9-26 |

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **M&B Development, LLC** | **New Owner** | **095-07-0-002.00** |
| **1406 Saddle Crst** | | |
| **Mt Juliet, TN 31722** | | |

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, WE,

**Steven Douglas Lane,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**M&B Development, LLC, a Tennessee limited liability company**

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. 94 on the Plan of Merry Oaks of record in Book 1835, Pages 67 and 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 94 fronts 95 feet on the northerly side of Fairway Drive and runs back 168.9 feet on the easterly line and 168.5 feet on the westerly line, to a dead line, measuring 95 feet thereon.

Euclid C. Moore conveyed to Dorothy Moore by strawman deed dated 05/28/1987 and recorded on 06/04/1987 in Book 7258 at Page 271, Register's office for Davidson County, Tennessee; being the same property conveyed to Euclid C. Moore and Dorothy Moore by Warranty Deed in Book 2435, Page 303, Register's office for Davidson County, Tennessee. Dorothy Moore having died and her Will, Probated as Case No. 99P-1520, recorded as

Instrument # 20200522-0053329, Davidson County Register of Deeds, vested title in her son Kyle L. Moore by specific devise. Kyle L. Moore having died June 7, 2025, and his Will, probated as Case No. 25P1492, Davidson County Probate Court, vested title in Steven Douglas Lane.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 1835, Pages 67 and 68, Register's Office for Davidson, Tennessee.
c. Restriction contained in deed of record in Book 416, Page 145, amended in Book 1846, Page 109, in the Register's Office for Davidson County, Tennessee.
d. Restrictive covenants contained in an instrument of record in Book 1855, Page 377, amended in Book 1876, Page 264, Register's Office for Davidson County, Tennessee.
e. All other easements and restrictions of record.

This conveyance is further 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, and (5) other matters of public record.

This is improved property known as 256 Fairway Drive, Nashville, TN 37214.

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 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.

Witness my/our hand(s) this 4th day of February, 2026.

Steven Douglas Lane

Steven Douglas Lane

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Steven Douglas Lane, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

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

Rafael Carlos Araujo

Notary Signature
My commission expires: 03-05-2028

RAFAEL CARLOS ARAUJO
Notary Public - State of Florida
Commission # HH 650592
My Comm. Expires Mar 5, 2028
Bonded through National Notary Assn.

File #: 26-37

**Tennessee Certification of Electronic Document**

I, Ashlynn Hengemihle, 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 2.4.26.

Affiant Signature

2.4.26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 4 day of February, 2026.

Notary Signature

My Commission Expires: 5.9.26

