WARRANTY DEED

Karen Johnson Davidson County
Batch# 1379023 DEEDWARR
02/11/2026 09:34:30 AM 2 pgs
Fees: $13.00 Taxes: $3,666.70
20260211-0010513

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $991,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF FEBRUARY, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3495LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Anita M. Dempsey, Charles M. Thomas, and Robert P. Dempsey	New Owner	
18 Lymington Court		160 11 0A 027.00
Brentwood, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JRB REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY* AND HEVA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY*

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

ANITA M. DEMPSEY AND CHARLES M. THOMAS, MARRIED AND ROBERT P. DEMPSEY, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 18 Lymington Court, Brentwood, TN 37027

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/or 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/or 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 our hand on the 4th day of February, 2026.

JRB Realty LLC, a Tennessee Limited Liability Company

BY: Todd A McNeely
Todd A. McNeely, Sole Member

Heva LLC, a Tennessee Limited Liability Company

BY: Todd A McNeely
Todd A. McNeely, as Authorized Agent

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, TODD A. MCNEELY, SOLE MEMBER FOR JRB REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND TODD A. MCNEELY AS AUTHORIZED AGENT FOR HEVA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the bargainor(s), 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.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of Feb, 2026.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

file # 25-3495LA

25-3495LA

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No 27 on the Plan of Hemmingwood, Phases I, II, III, & IV of record in Plat Book 6900, Page (s) 6, 7, and 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to JRB Realty, LLC and HEVA, LLC by Warranty Deed from David C. Bates and wife, Phyllis S Bates, dated April 14, 2025, and recorded April 15, 2025, in Instrument No. 20250415-0028510, Register's Office for Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;(b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.
4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 6900, Pages 6, 7, and 8, and as amended in Instrument No. 20080930-0099247, of the Public Records of Davidson County, Tennessee.
5. Restrictive covenants, conditions, and easement(s) contained in instrument recorded in Book 6730, Page 329, as amended in Book 6892, Page 540; Book 6925, Page 268, as corrected in Book 6948, Page 268; Book 7269, Page 387; Book 7474, Page 205; Book 8762, Page 173; and in Instrument No. 20130619-0062819, as amended in Instrument No. 20160308-0022181, 20171030-0110764, 20210401-0043070, all of the Public Records of Davidson County, Tennessee.
6. Charter of Heritage Heights Home Owners Association, Inc., recorded in 6704, Page 373, as amended in Book 6936, Page 893, in which the name was changed to Hemmingwood Home Owners Association, Inc., and the By-Laws of said Association, and in Book 7496, Page 163; and as Amended and Restated in Book 8762, Page 169; and Instrument No. 20160308-0022182, all of the Public Records of Davidson County, Tennessee.
7. Common Areas conveyed in Quitclaim Deed recorded in Book 6292, Page 404 and Book 7207, Page 84, all of the Public Records of Davidson County, Tennessee.
8. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.
9. Storm Water Detention Agreement to Metropolitan Government of Nashville-Davidson County, Tennessee, recorded in Book 6728, Page 673, of the Public Records of Davidson County, Tennessee.
10. Easements to Metropolitan Government of Nashville-Davidson County recorded in Book 7597, Page 691; Book 7597, Page 695; Book 7597, Page 723; and Book 7597, Page 728, all of the Public Records of Davidson County, Tennessee.
11. Easement recorded in Official Records Book 7310, Page 777, of the Public Records of Davidson County, Tennessee.
12. Subject to rights of others in and to the common areas and/or elements.

I Lisa Allard, 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 February 6, 2026.

Lisa Allard February 6, 2026
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this February 6, 2026.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-13-2028

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY