Karen Johnson Davidson County
Batch# 1379056 DEEDWARR
02/11/2026 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $575.35
20260211-0010559

Name and Address of New Owner:
Mayberry Signature Homes LLC
967 Weeping Willow RD
Hendersonville, TN 37075

Send Tax Statements To:
Mayberry Signature Homes LLC
967 Weeping Willow RD
Hendersonville, TN 37075

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-25040419

Map and Parcel: 075 09 0 051.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sharon Doreen Rice, married**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Mayberry Signature Homes LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors 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, and being Lot No. 144 on the Map of Hermitage Hills Subdivision, as of record in Book 2900, page 48 and 49 and as amended by Amendment to Plat of record in Book 3135, page 106, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description.

Being the same property conveyed to Patricia E. Upchurch, unmarried by Warranty Deed filed for record on June 16, 2009 in Instrument Number 20090616-0055809, of the Register's Office of Davidson County, Tennessee. The said Patricia E. Upchurch died intestate on March 26, 2025, survived by her sister, Sharon Doreen Rice pursuant to Affidavit of Heirship of record in Instrument No. 202602110010557, said Register's Office.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Hermitage Hills Subdivision, Section I of record in Book 2992, page 53 and as amended in Book 2998, page 231; All matters as set forth on plat of record in Book 2900, page 48 & 49 and as amended by Amendment to Plat of record in Book 3135, page 106; Temporary Utility Easement to Cumberland Water Company of record in Book 2963, page 432; all of said Register's Office.

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.

Sharon Doreen Rice never resided in the subject property.

This is improved property known as: 3944 Plantation Drive, Hermitage, TN 37076

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 3 day of February, 2026.

Sharon Doreen Rice by Shawn Moore as
Attorney-in-Fact

State of Tennessee

County of Rutherford

Personally appeared before me, Shawn Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the foregoing instrument on behalf of Sharon Doreen Rice, that he executed the same as the free act and deed of said Sharon Doreen Rice, and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said Sharon Doreen Rice, and appearing of record in Instrument 202602110010558 in the Register's Office of Davidson County, Tennessee.

Witness my hand and seal this 3 of February, 2026.

ANGELA MURPHY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 4/19/26

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $155,500.00.

Affiant Signature

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

HEATHER LEE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Heather Lee
Notary Public
My Commission Expires: 1-21-29

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 2/3/26 (date of document).

Affiant Signature

2/9/26

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9th day of February, 2026.

BRIDGETTE N SLOVER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029