This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25277-AP

Karen Johnson Davidson County
Batch# 1387954 DEEDWARR
03/04/2026 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20260304-0017137

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of March, 2026.

Notary Public
My Commission Expires: 1-8-2028

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Drees Premier Homes, Inc. 1651 Westgate Circle Brentwood, TN 37027	Bobby J Smith. Jr. 1170 Culpper Circle Franklin, TN 37064	015-00-0321.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Bobby J. Smith, Jr., an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Drees Premier Homes, Inc., an Ohio Corporation**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee, and being more particularly described as follows

Beginning at an Iron Pin Found (IPF) on the north right-of-way (R.0.W.) Morgan Road (50' R.O.W.), at the southeast comer of Elston and Nancy Winters, as recorded in Instrument No. 20060215-0018208, see also Plat Book #20051027-0130019, Register's Office Davidson County (R.0.D.C.); thence, leaving said road and with Winters, the following calls: with a curve turning to the left with an arc length of 39.32', with a radius of 25.00', with a chord bearing of N 52°44'00" E, with a chord length of 35.39' to an IPF; N 07°07'10" E, passing an IPF at the northeast corner of Winters (#20060215 0018208) and the southeast corner of Elston and Nancy Winters, as recorded in Instrument #20160630-0066675, see also Plat Book #00005200 0000477, R.0.D.C., at 294.57', a total distance of 441.95' to an IPF, at the northeast corner of Winters (#20160630-0066675); N 86°45'46" W, a distance of 245.17" to an IPF, at the northwest corner of Winters; S 05°22'56" E, passing an IPF, at the southwest corner of Winters (#20160630-0066675) and the northwest corner of Elston and Nancy Winters, as recorded in Instrument #20060215-0018208, see also Plat Book #20051027 0130019, at 134.10, a total distance of 220.46' to an IPF, at the northeast corner of Wayne and Claudette Upshur, as recorded in Instrument No. 20190814-0081330, R.0.D.C; thence, with Upshur, the following calls: N 82°58'26" W, a distance of 162.54' to an IPF; S 67°57'15" W, passing an IPF at the northwest corner of Upshur and the northeast corner of Tracey and David Davenport, as recorded in 20050606-0064286, see also Plat Book #20040927 0115999, R.0.D.C. at 23.07', a total distance of 186.27' to an Iron Pin Set (IPS); thence, leaving Davenport and with a new Morgan Road Ventures severance line, the following calls: N 00°53'18" W, a distance of 48.02" to an IPS; N 13°15'47" E, a distance of 230.08" to an IPS; N 60°11'07" E, a distance of 608.64' to an IPS in the center of a 30' Ingress-Egress Easement; thence, with the center of said 30' Easement and continuing with said severance line, S 13°53'50" E, a distance of 235.82' to an IPS; thence, leaving said 30' Easement and continuing with said severance line, the following calls: N 76°55'24" E, a distance of 208.14' to an IPS; S 06°42'31" W, a distance of 316.37' to an IPS, on the north boundary of Jesse and Barbara Sharp, as recorded in Instrument #20160715-0072752, R.0.D.C.; thence, leaving said severance line and with Sharp, N 83°20'10" W, passing an IPF at the northwest comer of Sharp and the northeast corner of Melissa Ellison, at 66.66', a total distance of 214.69' to an IPF, at the northwest corner of Ellison; thence continuing with Ellison, the following calls: S 07°04'57" W, a distance of 303.26' to an IPF; with a curve turning to the left with an arc

length of 34.78', with a radius of 25.00', with a chord bearing of S 33°17'22" E, with a chord length of 32.04' to an IPF on the north RO.W. of Morgan Road, at the southwest corner of Ellison; thence, leaving Ellison and with the north R.O.W. of said road, with a compound curve turning to the left with an arc length of 96.54', with a radius of 660.28', with a chord bearing of N 78°03'07" W, with a chord length of 96.46' to the Point of Beginning. Containing 5.57 acres, more or less, as surveyed by T-Square Engineering, J. Mark Cantrell, TN PLS# 1859, on March 26th, 2025, Project No. 21-1127.

The above Tract is subject to a 30' Ingress-Egress Easement being described with the centerline as follows: Commencing at an Iron Pin Found (IPF) on the north Right of Way of Morgan Road, at the southwest corner of Melissa Ellison, as recorded in Instrument #20201231-0154959, see also Plat Book #20040927-0115999, Register's Office Davidson County (R.0.D.C.); thence, leaving Ellison and with the north Right of Way of said road, with a curve turning to the right with an arc length of 48.27', with a radius of 660.28', with a chord bearing of S 75°57'27" E, with a chord length of 48.26' to the Point of Beginning; Said Point being the center of the 30' Easement being described; thence, leaving said road and with the center of the Easement being described, the following calls: N 07°24'53" E, a distance of 321.70' to a Point; N 14°52'29" E, a distance of 135.69' to a Point; N 35°15'41" E, a distance of 60.34' to a Point; N 02°49'35" E, a distance of 58.87' to a Point; N 13°53'50" W, a distance of 235.82' to a Point at the Terminus of the 30' Easement being described, as surveyed by T-square Engineering, J. Mark Cantrell, TN PLS# 1859, on March 26th, 2025, Project No. 21-1127.

Being the same property conveyed to Bobby J. Smith, Jr., an unmarried man by Warranty Deed from Morgan Road Ventures, LLC, a Tennessee limited liability company, dated September 24, 2025, recorded September 29, 2025, of record in Instrument No. 20250929-0077085, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **2850 Morgan Road, Nashville, TN 37080**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number 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 2nd day of March, 2026.

GRANTOR:

Bobby J. Smith, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bobby J. Smith, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of March, 2026.

JAKE [illegible] STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-11-26

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, 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 03-03-2026.

Affiant Signature — Date: 03-03-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 03-03-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY