Karen Johnson Davidson County
Batch# 1393873 DEEDWARR
03/17/2026 10:27:30 AM 7 pgs
Fees: $38.00 Taxes: $2,774.63
20260317-0021133

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
MJ-26-268

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of March, 2026

Notary Public

Commission Expires: 5/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sylvia Menz and Jeffrey Caleb Menz 932 Hermitage Ridge Hermitage, TN 37076	CMG Mortgage 3160 Crow Canyon Rd. San Ramon, CA 94583	PART OF 074-00-0-087.00 PART OF 074-00-0-094.00; PART OF 074-04-0-299.00; 074-00-0-054.00

WARRANTY DEED

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, I/WE,

Bonnie Naff, Randall Brown Butler, a married man, and James Butler

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sylvia Menz and Jeffrey Caleb Menz, Wife and Husband

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:

A tract or parcel of land located in Davidson County, Tennessee and being bounded on the North by Chitwood Downs Homeowners Assn. and Hampton Park Homeowners Assn., on the West by the Cumberland River, on the East by Butler, Butler & Naff, Maria Rodriguez, Tract 1 of this survey, of Hermitage Hills Section 12, and the westerly Right of Way of Linden Green Drive, and on the South by Hermitage Hills Section 12, Hermitage Hills Section 10 and James Wood and being more particularly described as follows:

Beginning at an iron pin in the westerly Right of Way of Linden Green Drive, said point being the northeasterly corner of Lot 133 Hermitage Hills Section 12 and the southeasterly corner of the property herein described. Said point being the POINT OF BEGINNING. Thence, leaving the westerly margin of said road, with the line of Lot 133, South 87

degrees 22 minutes 25 seconds West, a distance of 253.12 feet to a point. Said point being a common corner of Hermitage Hills Section 12 and Hermitage Hills Section 10, and the property herein described. Thence, with the line of Section 10, North 27 degrees 09 minutes 25 seconds West, a distance of 31.38 feet to a point. Thence, North 81 degrees 57 minutes 28 seconds West, a distance of 88.25 feet to a point. Thence, North 27 degrees 25 minutes 32 seconds East, a distance of 98.18 feet to a point. Thence, North 37 degrees 41 minutes 28 seconds West, a distance of 81.35 feet to a point. Thence, South 86 degrees 53 minutes 32 seconds West, a distance of 120.34 feet to a point. Said point being a common corner of Hermitage Hills Section 10 and the James S. Wood property. Thence, with the line of Wood, North 11 degrees 39 minutes 28 seconds West, a distance of 231.00 feet to a point. Thence, North 80 degrees 36 minutes 28 seconds West, a distance of 50.00 feet to a point in a drain. Thence, with the drain, South 04 degrees 43 minutes 00 seconds East, a distance of 75.67 feet to a point. Thence, with the drain, South 25 degrees 18 minutes 50 seconds West, a distance of 25.60 feet to a point. Thence, with the drain, South 75 degrees 29 minutes 48 seconds West, a distance of 43.59 feet to a point. Thence, with the drain, North 50 degrees 17 minutes 12 seconds West, a distance of 64.54 feet to a point. Thence, with the drain, North 71 degrees 41 minutes 20 seconds West, a distance of 23.47 feet to a point. Thence, with the drain, North 86 degrees 38 minutes 03 seconds West, a distance of 23.36 feet to a point. Thence, with the drain, South 23 degrees 09 minutes 35 seconds West, a distance of 34.44 feet to a point. Thence, with the drain, South 00 degrees 44 minutes 08 seconds East, a distance of 80.16 feet to a point. Thence, with the drain, South 24 degrees 48 minutes 00 seconds East, a distance of 22.40 feet to a point. Thence, with the drain, South 71 degrees 44 minutes 41 seconds East, a distance of 65.23 feet to a point. Thence, with the drain, South 86 degrees 00 minutes 51 seconds East, a distance of 86.25 feet to a point. Thence, with the drain, South 19 degrees 57 minutes 04 seconds West, a distance of 56.56 feet to a point. Thence, with the drain, North 88 degrees 49 minutes 03 seconds West, a distance of 43.03 feet to a point. Thence, with the drain, North 77 degrees 32 minutes 50 seconds West, a distance of 147.55 feet to a point. Thence, with the drain, North 51 degrees 54 minutes 52 seconds West, a distance of 34.27 feet to a point. Thence, with the drain, North 09 degrees 16 minutes 25 seconds West, a distance of 64.64 feet to a point. Thence, with the drain, North 55 degrees 11 minutes 08 seconds West, a distance of 13.81 feet to a point. Thence, with the drain, North 89 degrees 33 minutes 54 seconds West, a distance of 18.13 feet to a point. Thence, with the drain, South 50 degrees 16 minutes 06 seconds West, a distance of 17.18 feet to a point. Thence, with the drain, South 11 degrees 23 minutes 40 seconds West, a distance of 23.63 feet to a point. Thence, with the drain, South 15 degrees 42 minutes 32 seconds East, a distance of 78.34 feet to a point. Thence, with the drain, South 14 degrees 15 minutes 21 seconds East, a distance of 84.20 feet to a point. Thence, with the drain, South 20 degrees 20 minutes 00 seconds West, a distance of 40.11 feet to a point. Thence, with the drain, South 36 degrees 42 minutes 57 seconds West, a distance of 33.19 feet to a point. Thence, with the drain, South 74 degrees 39 minutes 44 seconds West, a distance of 35.60 feet to a point. Thence, with the drain, North 50 degrees 09 minutes 59 seconds West, a distance of 21.53 feet to a point. Thence, with the drain, North 27 degrees 43 minutes 24 seconds West, a distance of 91.08 feet to a point. Thence, with the drain, North 09 degrees 55 minutes 37 seconds West, a distance of 88.07 feet to a point. Thence, with the drain, North 34 degrees 55 minutes 39 seconds West, a distance of 63.56 feet to a point. Thence, with the drain, South 79 degrees 11

minutes 01 seconds West, a distance of 33.61 feet to a point. Thence, with the drain, South 12 degrees 33 minutes 45 seconds West, a distance of 61.94 feet to a point. Thence, with the drain, South 05 degrees 10 minutes 52 seconds West, a distance of 118.85 feet to a point. Thence, with the drain, South 45 degrees 18 minutes 39 seconds East, a distance of 98.32 feet to a point. Thence, with the drain, South 20 degrees 58 minutes 06 seconds East, a distance of 37.49 feet to a point. Thence, with the drain, South 43 degrees 33 minutes 58 seconds West, a distance of 22.44 feet to a point. Thence, with the drain, South 62 degrees 50 minutes 05 seconds West, a distance of 54.15 feet to a point. Thence, with the drain, South 21 degrees 53 minutes 34 seconds West, a distance of 143.81 feet to a point. Thence, with the drain, South 37 degrees 06 minutes 08 seconds West, a distance of 61.42 feet to a point. Thence, with the drain, South 75 degrees 46 minutes 25 seconds West, a distance of 102.30 feet to a point. Thence, leaving the drain with the Cumberland River, North 10 degrees 09 minutes 51 seconds West, a distance of 766.99 feet to a point. Thence, with the Cumberland River, North 25 degrees 50 minutes 42 seconds West, a distance of 350.00 feet to a point in the southwesterly corner of Hampton Park Homeowners Assn. Property (DB. 8207, PG. 276, R.O.D.C.T) and the northwesterly corner of said tract being described. Thence, leaving the River and generally with a drain and with the line of Hampton Park Homeowners Assn. Property, North 20 degrees 31 minutes 14 seconds East, a distance of 128.03 feet to a point; Thence, North 08 degrees 06 minutes 14 seconds East, a distance of 137.95 feet to a point. Thence, North 82 degrees 31 minutes 14 seconds East, a distance of 63.52 feet to a point. Thence, South 03 degrees 21 minutes 14 seconds West, a distance of 130.01 feet to a point. Thence, South 74 degrees 18 minutes 46 seconds East, a distance of 64.51 feet to a point. Thence, North 22 degrees 51 minutes 14 seconds East, a distance of 99.24 feet to a point. Thence, South 70 degrees 48 minutes 46 seconds East, a distance of 40.69 feet to a point. Thence, South 02 degrees 11 minutes 14 seconds West, a distance of 83.56 feet to a point. Thence, South 22 degrees 33 minutes 46 seconds East, a distance of 89.32 feet to a point. Thence, North 79 degrees 11 minutes 14 seconds East, a distance of 39.70 feet to a point. Thence, North 02 degrees 41 minutes 14 seconds East, a distance of 148.87 feet to a point. Thence, North 84 degrees 11 minutes 14 seconds East, a distance of 107.18 feet to a point. Thence, North 18 degrees 11 minutes 14 seconds East, a distance of 68.48 feet to a point. Thence, North 68 degrees 48 minutes 46 seconds West, a distance of 94.28 feet to a point. Thence, North 01 degrees 41 minutes 14 seconds East, a distance of 107.18 feet to a point. Thence, North 09 degrees 11 minutes 14 seconds East, a distance of 30.77 feet to a point. Thence, South 76 degrees 18 minutes 46 seconds East, a distance of 25.80 feet to a point. Thence, South 11 degrees 18 minutes 46 seconds East, a distance of 108.18 feet to a point. Thence, South 54 degrees 11 minutes 06 seconds East, a distance of 70.39 feet to a point at a 40" maple. Thence, North 67 degrees 02 minutes 35 seconds East, a distance of 118.37 feet to a point. Thence, North 19 degrees 47 minutes 25 seconds West, a distance of 84.01 feet to a point. Thence, North 65 degrees 47 minutes 34 seconds West, a distance of 123.14 feet to a point. Thence, North 16 degrees 20 minutes 17 seconds East, a distance of 55.43 feet to a point. Thence, South 79 degrees 59 minutes 43 seconds East, a distance of 189.30 feet to a point. Thence, North 03 degrees 50 minutes 17 seconds East, a distance of 76.35 feet to a point. Thence, North 65 degrees 09 minutes 55 seconds West, a distance of 134.91 feet to a point. Thence, North 44 degrees 16 minutes 43 seconds East, a distance of 179.37 feet to a point. Thence, South 86 degrees 23 minutes 09 seconds East, a distance of 155.72 feet to a point. Thence, North 87 degrees 16 minutes 51

seconds East, a distance of 124.18 feet to a point at a 46" maple. Thence, South 83 degrees 06 minutes 41 seconds East, a distance of 129.45 feet to a point at the southeasterly corner of Hampton Park Homeowners Assn. Property and the northwesterly corner of Chitwood Downs Homeowners Assn. Property (DB. 7351, PG. 852, R.O.D.C.T) Thence, with the line of Chitwood Downs Homeowners Assn., South 83 degrees 34 minutes 24 seconds East, a distance of 660.63 feet to a point in the northwesterly corner of Butler, Butler & Naff property (AF 20090812, 0076018, R.O.D.C.T.) Thence, with the line of Butler, Butler & Naff, South 33 degrees 14 minutes 24 seconds East, a distance of 292.15 feet to a point at a concrete monument. Thence, South 25 degrees 44 minutes 10 seconds West, a distance of 295.90 feet to an iron pin in the northerly right-of-way of Hermitage Ridge. Thence, South 25 degrees 34 minutes 19 seconds West, a distance of 51.33 feet to an iron pin in the southerly right-of-way of Hermitage Ridge. Thence, North 21 degrees 40 minutes 10 seconds West, a distance of 52.07 feet to an iron pin. Thence, North 44 degrees 32 minutes 55 seconds West, a distance of 47.13 feet to an iron pin. Thence, North 35 degrees 17 minutes 31 seconds West, a distance of 178.13 feet to an iron pin. Thence, North 17 degrees 14 minutes 29 seconds East, a distance of 107.01 feet to an iron pin. Thence, North 31 degrees 33 minutes 36 seconds West, a distance of 107.61 feet to an iron pin. Thence, North 81 degrees 26 minutes 26 seconds West, a distance of 397.74 feet to an iron pin. Thence, South 03 degrees 28 minutes 51 seconds West, a distance of 240.40 feet to an iron pin. Thence, South 05 degrees 16 minutes 02 seconds East, a distance of 336.97 feet to a point. Said point being a common corner of Hermitage Hills Section 12, and the property herein described. Thence, with the line of Hermitage Hills Section 12, South 09 degrees 03 minutes 30 seconds West, a distance of 202.60 feet to a point. Thence, South 11 degrees 25 minutes 56 seconds East, a distance of 268.46 feet to a point. Thence, South 28 degrees 13 minutes 31 seconds East, a distance of 284.13 feet to a point. Thence, North 87 degrees 31 minutes 59 seconds East, a distance of 171.50 feet to a point in the westerly margin of Linden Green Drive. Thence, with a curve to the right, having a radius of 202.57 feet, a length of 49.14 feet, and a chord of South 06 degrees 54 minutes 13 seconds East, a distance of 49.02 feet to the POINT OF BEGINNING. Said tract containing 33.24 acres or 1,448,046 sq.ft. more or less by a survey performed by Keith & Associates Land Surveying Inc., dated May 9, 2025.

Being a portion of the same property conveyed to John Paul Willoughby and wife, Maude Ella Willoughby and Walter Butler and wife, Hazel Brown Butler by Deed from Sarah Hester, a widow of record in Book 1281, page 497, Register's Office for Davidson County, Tennessee, dated May 11, 1944 and recorded on May 12, 1944.

Being a portion of the same property conveyed to Walter B. Butler and wife, Hazel Brown Butler by Warranty deed from John P. Willoughby and wife, Maude Butler Willoughby (as to a 1/2 undivided interest) of record in Book 2197, page 129, Register's Office for Davidson County, Tennessee, dated May 24, 1950 and recorded on September 17, 1953.

Being a portion of the same property conveyed to Walter B. Butler and wife, Hazel Brown Butler by Warranty deed from John P. Willoughby and wife, Maude Ella Willoughby of record in Book 2198, Page 111, Register's Office for Davidson County, Tennessee, dated September 1, 1953 and recorded on September 24, 1953. The said Hazel Brown Butler

died on or about July 14, 1961. The said Walter B. Butler died on or about October 29. 1983.

Being a portion of the same property conveyed to Randall Butler, James Butler, John Butler and Bonnie Naff, tenants in common by Quitclaim Deed from Jimmie L. Butler of record in Instrument No. 20060413-0042488 Register's Office for Davidson County, Tennessee, dated March 9, 2006 and recorded on April 13, 2006. The said John Butler died on or about August 2, 2008, leaving Randall Butler, James Butler and Bonnie Naff as sole heirs as per the Affidavits of Inheritance of record in Instrument No. 20090812-0076010, Instrument No. 20090812-0076011 and Instrument No. 20090812-0076012 and per Affidavits of Heirship of record in Instrument No. 20091204-0111182 and Instrument No. 20091204-0111183, all of record in the Register's Office for Davidson County, Tennessee.

AS TO PROPERTY 1:

Being the same property conveyed to Bonnie Naff by Quitclaim Deed from Randall Butler of record in Instrument No. 20090813-0076338 Register's Office for Davidson County, Tennessee, dated August 12, 2009 and recorded on August 13, 2009.

Being the same property conveyed to Bonnie Naff by Quitclaim Deed from James Butler of record in Instrument No. 20090814-0076428 Register's Office for Davidson County, Tennessee, dated August 12, 2009 and recorded on August 14, 2009.

AS TO PROPERTY 2:

Being a portion of the same property conveyed to James Butler by Quitclaim Deed from Randall Butler and Bonnie Naff of record in Instrument No. 20120412-0031330 Register's Office for Davidson County, Tennessee, dated April 6, 2012 and recorded on April 12, 2012.

A portion being the same property conveyed to James Butler, Randall Butler and Bonnie Naff, tenants in common by Quitclaim Deed from James Butler of record in Instrument Number 20251229-0102977, Register's Office for Davidson County, Tennessee, dated December 29, 2025 and recorded on December 29, 2025.

AS TO PROPERTY 3:

Being a portion of the same property conveyed to Randall Butler, James Butler, John Butler and Bonnie Naff, tenants in common by Quitclaim Deed from Jimmie L. Butler of record in Instrument No. 20060413-0042488 Register's Office for Davidson County, Tennessee, dated March 9, 2006 and recorded on April 13, 2006. The said John Butler died on or about August 02, 2008. Reference is made to the affidavits of heirship naming Randall Butler, James Butler, and Bonnie Naff as his sole heirs, of record in Instrument No. 20090812-0076010, Instrument No. 20090812-0076011, Instrument No. 20090812-0076012, Instrument No. 20091204-0111182, and Instrument No. 20091204-0111183, in said Register's Office.

Being a portion of the same property conveyed to Randall Butler by Quitclaim Deed from Randall Butler, James Butler and Bonnie Naff of record in Instrument No. 20150504-0040327 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 4, 2015.

A portion being the same property conveyed to Randall Butler, James Butler and Bonnie Naff, tenants in common by Quitclaim Deed from Randall Butler of record in Instrument No. 20251229-0102976, Register's Office for Davidson County, Tennessee, dated December 29, 2025 and recorded on December 29, 2025.

AS TO PROPERTY 4:

Being a portion of the same property conveyed to Randall Butler, James Butler, John Butler and Bonnie Naff, tenants in common by Quitclaim Deed from Jimmie L. Butler of record in Instrument No. 20060413-0042488 Register's Office for Davidson County, Tennessee, dated March 9, 2006 and recorded on April 13, 2006. The said John Butler died on or about August 02, 2008. Reference is made to the affidavits of heirship naming Randall Butler, James Butler, and Bonnie Naff as his sole heirs, of record in Instrument No. 20090812-0076010, Instrument No. 20090812-0076011, Instrument No. 20090812-0076012, Instrument No. 20091204-0111182, and Instrument No. 20091204-0111183, in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 932 Hermitage Ridge, 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 GRANTEES, their heirs and assigns forever; and we so 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. 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.

Dated this the 13th day of March, 2026.

Bonnie Naff

Randall Brown Butler

James Butler

STATE OF TENNESSEE
COUNTY OF WILSON

On this 13th day of March, 2026, before me personally appeared Bonnie Naff, Randall Brown Butler, James Butler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of March, 2026.

Notary Signature
My commission expires: 6/3/2029

RACHEL S. RODDICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 3, 2029

I, Andy Maloney, 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 **3/13/2026** (date of document).

Affiant Signature
Date **3/13/2026**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **13** day of **March**, 20**26**.

Notary's Signature
MY COMMISSION EXPIRES: 2/2/2030

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY