Karen Johnson Davidson County
Batch# 1395154 DEEDWARR
03/19/2026 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $10,360.00
20260319-0022028

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250851824

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,800,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of March, 2026.

Carmen Coats
Notary Public
My Commission Expires: 11/5/29

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Arianna Magnifici, LLC 214 Overlook Cir, Suite 200 Brentwood TN 37027	New Owner	Tax Parcel ID Nos. 158 11 0 065.00 & 158 11 0 066.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chandler Ventures LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Arianna Magnifici, LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2, on the plan of 2ND REVISION OF LOT 1 OF FINAL PLAT RESUBDIVISION OF LOT 14 & RESERVED PARCEL "A" SECTION TWO WILDWOOD VALLEY ESTATES, as shown on plat of record in Instrument No. 20251121-0093173, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being a part of the same property conveyed to Chandler Ventures, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Larry L. Schmittou and wife, Shirley A. Schmittou, of record in Instrument No. 20220602-0063840, in the Register's Office of Davidson County, Tennessee, dated May 27, 2022, and recorded on June 02, 2022.

Being a part of the same property conveyed to Chandler Ventures, LLC, A Tennessee Limited Liability Company, by Warranty Deed from David Winn Minnigan And Hal Jordan Minnigan, As Equal Tenants In Common, With Each Grantee Owning An Undivided One-Half (1/2) Interest, of record in Instrument No. 20220602-0063839, in the Register's Office of Davidson County, Tennessee, dated May 27, 2022, and recorded on June 02, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026, a lien not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2ND REVISION OF LOT 1 OF FINAL PLAT RESUBDIVISION OF LOT 14 & RESERVED PARCEL "A" SECTION TWO WILDWOOD VALLEY ESTATES, as recorded in Instrument No. 20251121-0093173.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WILDWOOD VALLEY ESTATES, as recorded in Plat Book 2, Page 109 (Which was recorded in Williamson County).

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO WILDWOOD VALLEY ESTATES, as recorded in Plat Book 3700, Page 40.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 14 & RESERVED PARCEL "A" SECTION TWO WILDWOOD VALLEY ESTATES, as recorded in Instrument No. 20230227-0013798.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3952, Page 553.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7814, Page 391 and Book 9080, Page 862.

Easement for Water Line, recorded in Instrument No. 20241017-0080777.

This is improved property located at ~~1917~~ aka 1901 & 1909 Old Hickory Boulevard Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 16th day of March, 2026.

Chandler Ventures LLC

BY: _____
Michael E. Chandler, Manager

BY: _____
Brie A. Chandler, Member/Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael E. Chandler and Brie A. Chandler, with whom I am personally acquainted, and who upon oath acknowledged themselves to be the Manager and Member/Manager of Chandler Ventures, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such Manager and Member/Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Manager and Member/Manager.

Witness my hand, at office, this 16th day of March, 2026.

_____
Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 16. 2026

Affiant Signature

19th day of March, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028