THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260253373** Karen Johnson Davidson County Batch # 1397330 DEEDWARR 03/25/2026 10:08:53 AM 2 pgs Fees: $13.00 Taxes: $4,421.50 20260325-0023627	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,195,000.00. Affiant Subscribed and sworn to before me, this 23rd day of March, 2026. Notary Public My Commission Expires:

MELISSA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. MARCH 24, 2028
DICKSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mountain Mare, LLC. ~~9467 Little East Fork Road~~ 786 High Point Ridge Road Franklin TN 37069	New Owner Mountain Mare, LLC 786 High Point Ridge Rd Franklin, TN 37069	Tax Parcel ID No. 178 00 0 067.00

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, **Bryan R. Kimball and Murray M. Kimball, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mountain Mare, LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lying and being in Davidson County, State of Tennessee, and being more particularly described as follows:

Tract One:

Beginning at a point said point being South 23 degrees 31 minutes 49 seconds East 50 feet from the point of beginning as established by the deed of record in Book 6970, page 267 of the Register's Office of Davidson County wherein Elmer Jones, et ux conveyed a parcel of land to Richard A. Dreves, et ux, thence South 26 degrees 46 minutes 30 seconds West a distance of 50.00 feet to a point; thence South 63 degrees 13 minutes 30 seconds East a distance of 187.22 feet to a point; thence South 66 degrees 12 minutes 59 seconds East a distance of 274.00 feet to a point; thence South 70 degrees 16 minutes 59 seconds West a distance of 498.52 feet to a point, thence South 21 degrees 10 minutes 36 seconds East a distance of 359.07 feet to a point; thence South 75 degrees 25 minutes 27 seconds East a distance of 189.71 feet to a point; thence North 53 degrees 41 minutes 06 seconds East a distance of 666.44 feet to an iron pin in a rock ledge, thence northwardly 21.5 feet to a point in Little East Fork Creek; thence running in Little East Fork Creek North 60 degrees 33 minutes 05 seconds West a distance of 207.95 feet to a point; thence North 66 degrees 12 minutes 59 seconds West a distance of 488.08 feet to the point, thence North 63 degrees 13 minutes 30 seconds West a distance of 185.91 feet to the point of beginning and containing 6.90 acres, more or less. Description taken from survey by John B. Kohl, III, TN R.L.S. No. 100, John Kohl & Company, P.C., dated November 13, 1996, a copy of which is attached to Easement for Ingress, Egress & Utilities of record in Book 10271, Page 26, in the Register's Office of Davidson County, Tennessee.

ALSO CONVEYED HEREWITH is an Ingress/Egress Easement of record in Deed Book 6970, Page 265, and Ingress, Egress & Utilities Easement of record in Deed Book 10271, Page 26, in the Register's Office of Davidson County, Tennessee.

Tract Two:

Beginning at an old iron rod South of the Little East Fork Creek, said point being a common comer to Linda F. Burnsed, as recorded in Instrument Number 20020730-0091110, and being 498.5 feet South of the Southerly margin of Highway 96; Thence, with said Burnsed Property, South 18 degrees 31 minutes 55 seconds West 299.25, feet to an old iron rod, a common corner with Gary and Anita Christy; Thence, South 67 degrees 18 minutes 47 seconds West 85.42, feet to an 8-inch hickory at a fence break; Thence, South 65 degrees 26 minutes 41 seconds West, 304.54 feet to a point in a fence line, a common corner with Mary Linton Little as recorded in

Instrument Number 20000821-0082226, R.0.D.C., TN, and Jane M. Cleveland as recorded in instrument Number 20060419-0044918, R.0.D.C., TN; Thence, with said Cleveland's East Line, North 64 degrees 28 minutes 40 seconds West, 136.71 feet to an old iron rod, a common comer between said Cleveland and Robert D. Fulcher, Etux, as recorded in Book 10271, Page 41, R.O.D.C, TN; Thence, with said Fulcher's South Line, North 53 degrees 16 minutes 24 seconds East, 672.03 feet passing an old witness iron rod at 666.44 feet; Thence, South 63 degrees 48 minutes 39 seconds East 39.73 feet to the point of beginning and containing 94,976 square feet or 2.18 acres.

Being the same property conveyed to MOUNTAIN MARK LLC, a Tennessee limited liability company by deed from BRYAN R. KIMBALL and MURRAY M. KIMBALL, a married couple, dated March 23, 2026, and of record in Instrument No. 20181017-0102826, in the Register's Office of Davidson County, Tennessee.

9/13/2018

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Easement for Ingress, Egress & Utilities, recorded in Book 10271, Page 26 (As to Tract One).

Easement recorded in Book 6970, Page 265 (As to Tract One).

Easement for the flow of the waters of Little East Fork, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Little East Fork, free from diminution or pollution.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 9467 Little East Fork Road Franklin TN 37064

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 23rd day of March, 2026.

Bryan R. Kimball

Murray M. Kimball

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bryan R. Kimball and Murray M. Kimball, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of March, 2026.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026