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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260253531** Karen Johnson Davidson County Batch # 1401369 DEEDWARR 04/02/2026 01:20:17 PM 2 pgs Fees: $13.00 Taxes: $6,290.00 20260402-0026588	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,700,000.00. Affiant Subscribed and ~~sworn~~ to before me, this 1st day of April, 2026. Notary Public My Commission Expires: 1/27/2027

WARRANTY DEED

Address New Owner: 4811 Churchwood Development LLC 1030 16th Ave. S., Suite 305 Nashville, TN 37212	Send Tax Bills To: New Owner 1030 16th Ave. S., Suite 305 Nashville, TN 37212	Tax Information: Tax Parcel ID No. 146 02 0 002.00

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, **Justin McNaughton and Candace McNaughton, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **4811 Churchwood Development LLC, a Tennessee limited liability company**, ("Grantees"), its successors, and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 18, on the plan of OAK HILL VALLEY, of record in Plat Book 1835, Pages 15-16, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Justin McNaughton and wife, Candace McNaughton, by Warranty Deed from David R. West and wife, Jule J. West, of record in Instrument No. 20130701-0067781, in the Register's Office of Davidson County, Tennessee, dated June 28, 2013, and recorded on July 01, 2013.

This Conveyance is subject to the following matters:

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAK HILL VALLEY, as recorded in Plat Book 1835, Page(s) 15 & 16.

This is improved property located at 4811 Churchwood Drive Nashville TN 37220.

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, 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 31st day of March, 2026.

Justin McNaughton

Candace McNaughton

STATE OF New York)
COUNTY OF Niagara)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin McNaughton and Candace McNaughton, 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 31st day of March, 2026.

Notary Public
My Commission Expires: 5/22/28

CHERYL A MAPP
Notary Public - State of New York
No. 01MA0025045
Qualified in Niagara County
My Commission Expires 05/22/2028