Karen Johnson Davidson County
Batch# 1403493 DEEDWARR
04/08/2026 02:50:30 PM 5 pgs
Fees: $28.00 Taxes: $15,540.00
20260408-0028544

This Instrument Prepared By:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202611212
After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$4,200,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 7th day of April, 2026.

Notary Public
My Commission Expires: 5-16-29

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 7th day of April, 2026, among:

EDWARD ADAM FLOYD AND MARION GRANBERY FLOYD, CO-TRUSTEES OF THE FLOYD FAMILY REVOCABLE TRUST DATED JULY 17TH, 2025, of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ANDREW SHIELS and MEGAN SHIELS, husband and wife,
of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

See attached EXHIBIT "A"

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the attached description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Edward Adam Floyd, Co-Trustee of the Floyd Family Revocable Trust, dated July 17th, 2025

Marion Granbery Floyd, Co-Trustee of the Floyd Family Revocable Trust, dated July 17th, 2025

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Edward Adam Floyd, Co-Trustee, and Marion Granbery Floyd, Co-Trustee, of The Floyd Family Revocable Trust, dated July 17th, 2025, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of April, 2026.

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 07/03/2028

Owner Name & Property Address:

Name: Andrew Shiels and Megan Shiels
Address: 4388 Stenberg Road
City, State, Zip: Whites Creek, TN 37189

Responsible Party For Taxes:

Name: Andrew Shiels and Megan Shiels
Address: 4388 Stenberg Road
City, State, Zip: Whites Creek, TN 37189

Tax ID: 039 00 0 322.00

EXHIBIT "A"

BEING AND LYING IN THE 1ST COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND LYING NORTH OF AND ADJACENT TO STENBERG ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON PIN FOUND IN THE NORTH RO.W. OF STENBERG ROAD, SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED AND THE SOUTHWEST CORNER OF SHELBY MITCHELL ETVIR; THENCE LEAVING MITCHELL WITH SAID NORTH R.O.W. S 49°32'59" W FOR A DISTANCE OF 49.39' TO A POINT; THENCE S 41°58'10" W FOR A DISTANCE OF 89.56' TO A POINT; THENCE S 35°52'34" W FOR A DISTANCE OF 52.53' TO A POINT; THENCE S 32°06'08" W FOR A DISTANCE OF 122.67' TO A POINT; THENCE S 32°27'44" W PASSING AN EXISTING 15' EASEMENT AS RECORDED IN INSTRUMENT NUMBER 20200626-0069448 AT 11.33' IN ALL A DISTANCE OF 87 08' TO A POINT; THENCE S 40°04'00" W FOR A DISTANCE OF 84 37' TO A POINT; THENCE S 45°42'18" W FOR A DISTANCE OF 72.25' TO A POINT; THENCE S 46°20'47" W FOR A DISTANCE OF 113.02' TO A POINT; THENCE S 51°41'19" W FOR A DISTANCE OF 344.58' TO A POINT; THENCE S 50°15'48" W FOR A DISTANCE OF 59.36' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHERN MOST SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHEAST CORNER OF ERIC ANDERSON ETUX; THENCE LEAVING SAID NORTH ROW WITH ANDERSON, N 29°10'49" W, PASSING THE CENTER OF AN EXISTING 15' INGRESS-EGRESS EASEMENT AS RECORDED IN INSTRUMENT NUMBER 20200626-0069448 AT 235.51' IN ALL A DISTANCE OF 263.92' TO A UTILITY POLE; THENCE N 50°47'12" W FOR A DISTANCE OF 98.74' TO A 12" MAPLE; THENCE N 39°02'14" W FOR A DISTANCE OF 39.11' TO A 18" WALNUT, THENCE N 38°12'30" W FOR A DISTANCE OF 43.41' TO A 10" MAPLE; THENCE N 05°02'04" W FOR A DISTANCE OF 20.74' TO A 6" WALNUT; THENCE N 52°21'35" W FOR A DISTANCE OF 111.60' TO A IRON PIN FOUND; THENCE N 23°08'54" W FOR A DISTANCE OF 61.38' TO A IRON PIN FOUND, THENCE N 11°39'53" W FOR A DISTANCE OF 115.61' TO A IRON PIN FOUND, THENCE N 47°53'58" W FOR A DISTANCE OF 104.73' TO A IRON PIN FOUND; THENCE N 70°51'43" W FOR A DISTANCE OF 196.54' TO A IRON PIN FOUND; THENCE N 60°53'45" W FOR A DISTANCE OF 90.63' TO A IRON PIN FOUND; THENCE N 57°44'13" W FOR A DISTANCE OF 76.05' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF ANDERSON; THENCE CONTINUING WITH ANDERSON, S 25°24'42" W FOR A DISTANCE OF 202.42' TO A IRON PIN FOUND, THENCE S 47°21'42" W FOR A DISTANCE OF 134.33' TO A IRON PIN FOUND: SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF ERIC ANDERSON, AND THE EAST BOUNDARY OF GENE & JANET CARNEY, THENCE LEAVING ANDERSON WITH CARNEY, N 53°48'03" W FOR A DISTANCE OF 550.34' TO A 14" OAK; THENCE N 15°21'33" W FOR A DISTANCE OF 1190.53' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF CARNEY, THENCE CONTINUING WITH CARNEY, N 74°10'09" W FOR A DISTANCE OF 223.40' TO A IRON PIN FOUND; THENCE S 88°52'42" W FOR A DISTANCE OF 571.91' TO A IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE NORTHWEST CORNER OF GENE & JANET CARNEY, AND THE EAST BOUNDARY OF MICHAEL CARNEY; THENCE LEAVING GENE & JANET CARNEY WITH MICHAEL CARNEY, N 68°22'32" W FOR A DISTANCE OF 294.71' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE WESTERN MOST SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, THENCE CONTINUING WITH MICHAEL CARNEY, N 04°28'37" E FOR A DISTANCE OF 416.99' TO A IRON PIN FOUND; THENCE N 05°25'58" E FORA DISTANCE OF 277 52' TO A IRON PIPE FOUND, SAID IRON PIPE FOUND BEING THE SOUTHEAST CORNER OF ROGER BROWN INSTRUMENT NUMBER 20170310-0023790; THENCE LEAVING CARNEY WITH BROWN, N 03°36'14" E FOR A DISTANCE OF 349.01' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED, THE NORTHEAST CORNER OF ROGER BROWN INSTRUMENT NUMBER 20170310-0023790, AND THE SOUTHWEST CORNER OF ROGER BROWN INSTRUMENT NUMBER 20210715-0095309; THENCE WITH BROWN INSTRUMENT NUMBER 20210715-0095309, N 85°38'55" E FOR A DISTANCE OF 208.18' TO A WOOD FENCE POST; THENCE S 84°16'24" E FOR A DISTANCE OF 130.28' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF
ROGER BROWN INSTRUMENT NUMBER 20210715-0095309, AND THE SOUTHERN MOST SOUTHWEST CORNER OF JOY HENDRICKSON, THENCE LEAVING BROWN WITH HENDRICKSON, S 71°02'13" E FOR A DISTANCE OF 773.40' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHERN MOST NORTHEAST CORNER OF THE TRACT BEING DESCRIBED, THE SOUTHEAST CORNER OF JOY HENDRICKSON, AND THE WEST BOUNDARY OF ARCHIE CARNEY, THENCE LEAVING HENDRICKSON WITH ARCHIE CARNEY, S 04°28'35" W FOR A DISTANCE OF 163.48' TO A IRON PIN FOUND; THENCE S 27°23'21" E FOR A DISTANCE OF 1056 00' TO A IRON PIN FOUND; THENCE S 44°53'21" E FOR A DISTANCE OF 363.00' TO A IRON PIN FOUND; THENCE S 49°53'21" E FOR A DISTANCE OF 222.52' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHWEST CORNER OF ARCHIE CARNEY; THENCE CONTINUING WITH ARCHIE CARNEY, N 70°36'39" E FOR A DISTANCE OF 940.02' TO A IRON PIN FOUND; THENCE N 78°51'39" E FOR A DISTANCE OF 549 45' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE EASTERN MOST NORTHEAST CORNER OF THE TRACT BEING DESCRIBED AND THE NORTHWEST CORNER OF GLENN DAYLE JR; THENCE LEAVING ARCHIE CARNEY WITH DAYLE JR, S 05°58'29" E FOR A DISTANCE OF 601 29' TO A IRON PIN

FOUND; SAID IRON PIN FOUND BEING THE SOUTHWEST CORNER OF DAYLE JR, THE NORTHWEST CORNER OF FREDDIE EASLEY ETUX, AND THE NORTHEAST CORNER OF SHELBY MITCHELL; THENCE LEAVING DAYLE JR WITH MITCHELL, S 58°33'18" W FOR A DISTANCE OF 268.39' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF MITCHELL; THENCE CONTINUING WITH MITCHELL, S 31°14'24" E FOR A DISTANCE OF 468.24' TO THE POINT OF BEGINNING AND CONTAINING 94.40 ACRES AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, NOVEMBER 9TH, 2022.

THE ABOVE TRACT IS SUBJECT TO AN EXISTING 15' INGRESS-EGRESS EASEMENT AS RECORDED IN INSTRUMENT NUMBER 20200626-0069448, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED WITH CENTERLINE AS FOLLOWS:

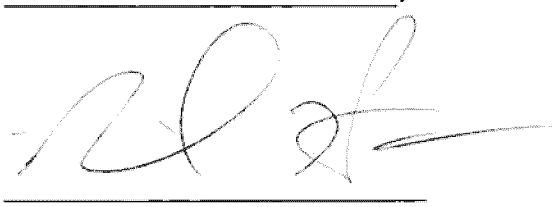
BEGINNING AT THE SOUTHERN MOST SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE N 29°10'49" W FOR A DISTANCE OF 235.51' TO THE TRUE POINT OF BEGINNING; THENCE WITH THE CENTER OF THE EASEMENT BEING DESCRIBED, S 80°49'18" E FOR A DISTANCE OF 48.37' TO A POINT, THENCE N 87°35'08" E FOR A DISTANCE OF 27.04' TO A POINT; THENCE N 78°54'34" E FOR A DISTANCE OF 93 12' TO A POINT; THENCE N 64°20'28" E FOR A DISTANCE OF 91.25' TO A POINT; THENCE N 51°47'59" E FOR A DISTANCE OF 37.28' TO A POINT; THENCE N 49°12'47" E FOR A DISTANCE OF 120 20' TO A POINT; THENCE N 64°07'47" E FOR A DISTANCE OF 48.56' TO A POINT, THENCE N 63°27'06" E FOR A DISTANCE OF 73.08' TO A POINT; THENCE N 61°14'35" E FOR A DISTANCE OF 95.59' TO A POINT; THENCE N 51°18'13". E FOR A DISTANCE OF 75.92' TO A POINT; THENCE N 85°17'21" E FOR A DISTANCE OF 38.60' TO A POINT ON THE NORTH R.O.W. OF STENBERG ROAD.

Being the same property conveyed to Edward Adam Floyd and Marion Floyd, a married couple by deed from Todd Burkett, dated November 15, 2022, of record in Instrument No. 20221117-0122315, Register's Office for Davidson County, Tennessee. The property was further conveyed to Edward Adam Floyd and Marion Granberry Floyd, Co-Trustees of the Floyd Family Revocable Trust dated July 17, 2025 by deed from Edward Adam Floyd and Marion Floyd, a married couple, as tenants by the entirety, dated July 17, 2025, of record in Instrument No. 20250724-0058591, said Register's Office.

Being also known as 4388 Stenberg Road, Whites Creek, TN 37189.

Certificate of Authenticity

I, Nick Harris, 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 **4/7/26**.



Affiant Signature

4/7/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **7** day of **April**, 20**26**.



Notary's Signature

My Commission Expires: 3/9/27

Date

