WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 02-05-30

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

W-CA-26-5586

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua Felix Karns and Jessy Marie Karns	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**036-00-0-074.00**
8255 Ellis Dr		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LANCE T. CARTER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA FELIX KARNS AND JESSY MARIE KARNS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, bounded in general by Higdon Road and the remainder of the Lance T. Carter property on the West; Jordan Russell Welch on the North; the remainder of the Lance T. Carter property on the East and South, and being more particularly described as follows:

Beginning at an existing 1/2 inch rebar with cap (North:706629.62 East:1685787.90) on the East side of Higdon Road (25 feet from the center), being the Southwest corner of Jordan Russell Welch (ref. Instrument No. 20091203-0110764, Register's Office Davidson County, Tennessee- Parcel Id 03600001500); thence with the South line of Welch, South 84 degrees 35 minutes 35 seconds East 554.77 feet to an existing 1/2 inch rebar with cap at the base of a stump on the South side of a 10 feet private gravel road known as Paradise of Cotton Patch Road (ref. Deed Book 2022 Page 19, Register's Office Davidson County, Tennessee) and being the Southwest corner of Dustin Hemark (Ref. Instrument No. 20220628-0074029, Register's Office Davidson County, Tennessee - Parcel Id 03600002400); thence severing the Lance T. Carter property with nine new lines: South 02 degrees 10 minutes 09 seconds East 691.52 feet to a 1/2 inch rebar set with cap stamped "Donegan RLS 3370" at the base of a 25 inch red oak tree; thence North 76 degrees 45 minutes 34 seconds West 376.96 feet to an existing 1/2 inch rebar with cap stamped "Crabtree 2312"; thence North 29 degrees 14 minutes 42 seconds West 61.72 feet to an existing 1/2 inch rebar with cap stamped "Crabtree 2312"; thence North 25 degrees 09 minutes 55 seconds West 136.01 feet to an existing 1/2 inch rebar with cap stamped "Crabtree 2312"; thence North 07 degrees 20 minutes 14 seconds East 199.59 feet to an existing 1/2 inch rebar with cap stamped "Crabtree 2312"; thence North 24 degrees 53 minutes 55 seconds West 101.02 feet to an existing 1/2 inch rebar with cap stamped "Crabtree 2312"; thence North 60 degrees 13 minutes 49 seconds West 119.44 feet to an existing 1/2 inch rebar with cap stamped "Crabtree 2312"; thence North 55 degrees 32 minutes 13 seconds West 36.55 feet to an existing 1/2 inch rebar with cap stamped "Crabtree 2312"on the East side of Higdon Road (25 feet from the center); thence with the East side of Higdon Road, North 13 degrees 53 minutes 11 seconds East 113.76 feet to the point of beginning; containing 6.92 acres, more or less, according to that survey dated December 6, 2024 and being Job No. 37, prepared by William B. Donegan, R.L.S. No. 3370, of Donegan Family Land Surveying, LLC, 204 N. Main Street, Suite 18, Dickson, Tennessee 37055. Bearings based on Tennessee state plane coordinate system (NAD83 NAVD88).

Being a portion of the property conveyed to Lance T. Carter by Warranty Deed from Nicholas W. Fischer, of record as Instrument No. 20190700063681, in the Register's Office for Davidson County, Tennessee, dated June 26, 2019 and recorded on July 01, 2019.

Being the same property conveyed to Lance T. Carter by Quitclaim Deed from Lance T. Carter of record as Instrument No. 202502070009306, in the Register's Office for Davidson County, Tennessee, dated December 31, 2024 and recorded on February 07, 2025. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

Karen Johnson Davidson County
Batch # 1404828 **DEEDWARR**
04/13/2026 10:05 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20260413-0029932

This conveyance is subject to:
• Taxes for the year 2026 and subsequent years.
• All matters shown on that survey dated December 6, 2024 and being Job No. 37, prepared by William B. Donegan, R.L.S. No. 3370, of Donegan Family Land Surveying, LLC, 204 N. Main Street, Suite 18, Dickson, Tennessee 37055.
• Subject to the terms and conditions of the easement for access over a 10 foot private road known as Paradise of Cotton Patch Road, as referenced in Deed Book 2022 Page 19, in the Register's Office of Davidson County, Tennessee.
• Agreement to Maintain of record in Deed Book 6611, Page 369, in the Register's Office for Davidson County, Tennessee.
• Joint Driveway Easement Agreement, of record in Deed Book 7709, Page 613, in the Register's Office for Davidson County, Tennessee.
• Water Line Easement in favor of Herbert Biggs, of record as Instrument No. 200510250128819, in the Register's Office for Davidson County, Tennessee.
• Water line Easement, of record as Instrument No. 202502070009306, in the Register's Office for Davidson County, Tennessee.
• Application for Greenbelt Assessment, of record as Instrument No. 20250618-0048096, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5586 Higdon Road, Joelton, Tennessee 37080**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 9th DAY OF APRIL, 2026.

Lance T. Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LANCE T. CARTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of April, 2026.

Notary Public
My Commission Expires: 02/05/30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212