WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

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

Karen Johnson
Batch # 1404829
04/13/2026 10:05 AM
Fees: $18.00 Taxes: $555.00

Davidson County
DEEDWARR
3 pgs

20260413-0029933

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) **8255 Ellis Dr**	(NAME)	**036-00-0-016.00**
(ADDRESS) **Joelton, TN 37080**	(ADDRESS)	
(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 the remainder of Lance T. Carter on the West; Dustin Hemark on the North; Mickey T. Franklin, Dudley Franklin Edwards, Susan A. Conway, and Chelsea Crowell on the East; Fred Labour on the South, more particularly described as follows:

To find the True Point of Beginning, commence 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, R.O.D.C. - 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 foot private gravel road known as Paradise of Cotton Patch Road (ref. Deed Book 2022 Page 19, Register's Office of Davidson County) and being the Southwest corner of Dustin Hemark (Ref. Instrument No. 20220628-0074029, Register's Office of Davidson County. - Parcel Id 03600002400), the True Point of Beginning of the following described tract; Thence with the South line of Hemark, South 85 degrees 03 minutes 48 seconds East passing the center of Paradise of Cotton Patch Road at 223.53 feet, in all 270.00 feet to a 1/2 inch rebar set with cap stamped "Donegan RLS 3370", being in the West line of Mickey T. Franklin (Ref. Instrument No.20171204-0123393, Register's Office of Davidson County - Parcel Id 03700006500); thence with the West line of Franklin, South 31 degrees 19 minutes 08 seconds East 159.20 feet to a point in the center of Paradise of Cotton Patch Road located North 21 degrees 53 minutes 21 seconds West 5.81 feet from an existing 1/2 inch rebar with cap stamped "Chapdelaine RLS 1444", said point being the Southwest corner of Dudley Franklin Edwards (ref Deed Book 4083 Page 277, Register's Office of Davidson County. - Parcel Id 03700004400) and the Northwest corner of Susan A. Conway (ref. Instrument no.20210318-0036020, Register's Office of Davidson County - Parcel Id 03700000500); thence with the West lines of Conway, South 39 degrees 52 minutes 52 seconds East 122.26 feet to an existing 5/8 inch rebar; thence South 05 degrees 49 minutes 25 seconds East 714.37 feet to an existing 1/2 inch rebar with cap on the East side of a gravel drive; thence crossing the gravel drive South 74 degrees 55 minutes 31 seconds West 295.30 feet to an existing 7/8 inch rebar; thence South 22 degrees 21 minutes 39 seconds East 380.01 feet to an existing 1/2 inch rebar stamped "BB Gibbs" on the West side of a gravel drive, being the Northwest corner of Chelsea Crowell (ref. Instrument No. 20171023-0108386, Register's Office of Davidson County. - Parcel Id 03700007100); thence with the West line of Crowell, South 22 degrees 49 minutes 18 seconds East 569.64 feet to an existing 3/4 inch rebar, being in the North line of Fred Labour (ref. Deed Book 8971 Page 417, Register's Office of Davidson County - parcel id 03700000700); thence with the North lines of Labour North 81 degrees 34 minutes 40 seconds West 339.32 feet to an existing 1/2 inch rebar stamped "Crabtree 2312"; thence North 81 degrees 39 minutes 08 seconds West 31.33 feet to an existing 1/2 inch rebar with cap on the East side of Higdon Road (25 feet from the center); thence with East side of Higdon Road, North 12 degrees 01 minutes 58 seconds West 51.21 feet to a point; thence with a curve to the left with a radius of 1,760.38 feet, with an arc length of 198.31 feet, with a chord bearing and distance of North 15 degrees 15 minutes 36 seconds West 198.20 feet to a 1/2 inch rebar set with cap stamped "Donegan RLS 3370"; thence severing the Lance T. Carter property with fourteen new lines:

- South 76 degrees 51 minutes 07 seconds East 83.26 feet to an existing 1/2 inch rebar stamped "Crabtree 2312";
- North 21 degrees 42 minutes 06 seconds West 107.13 feet to an existing 1/2 inch rebar stamped "Crabtree 2312";
- North 11 degrees 56 minutes 40 seconds West 103.02 feet to an existing 1/2 inch rebar stamped "Crabtree 2312";
- North 19 degrees 01 minutes 36 seconds West 161.57 feet to an existing 1/2 inch rebar stamped "Crabtree 2312";
- North 00 degrees 34 minutes 40 seconds West 90.22 feet to an existing 1/2 inch rebar stamped "Crabtree 2312";
- North 67 degrees 15 minutes 44 seconds West 67.61 feet to an existing 1/2 inch rebar stamped "Crabtree 2312";
- North 27 degrees 11 minutes 46 seconds West 59.12 feet to an existing 1/2 inch rebar stamped "Crabtree 2312";
- North 39 degrees 39 minutes 25 seconds East 22.65 feet to an existing 1/2 inch rebar stamped "Crabtree 2312";
- North 43 degrees 02 minutes 44 seconds West 70.68 feet to an existing 1/2 inch rebar stamped "Crabtree 2312";
- North 39 degrees 25 minutes 33 seconds West 100.99 feet to an existing 1/2 inch rebar stamped "Crabtree 2312";
- North 36 degrees 46 minutes 30 seconds West 219.77 feet to an existing 1/2 inch rebar stamped "Crabtree 2312";
- North 36 degrees 40 minutes 42 seconds West 237.64 feet to an existing 1/2 inch rebar stamped "Crabtree 2312";
- South 76 degrees 45 minutes 34 seconds East 376.96 feet to a 1/2 inch rebar set with cap stamped "Donegan RLS 3370" at the base of a 25 inch red oak; and
- North 02 degrees 10 minutes 09 seconds West 691.52 feet to the true point of beginning; containing 16.14 acres, more or less, according to 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. 20190701-0063681, 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. 20250207-0009307, in the Register's Office for Davidson County, Tennessee, dated December 31, 2024 and recorded on February 07, 2025.

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.
• Subject to the Water Line Easement in favor of Herbert Biggs, of record as Instrument No. 200510250128819, in the Register's Office for Davidson County, Tennessee.
• Subject to a 10 foot Water Line Easement, of record as Instrument No. 202502070009307, 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.
• Subject to the Order of record in Deed Book 5925, Page 691, 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 **unimproved** property known as: **5590 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.

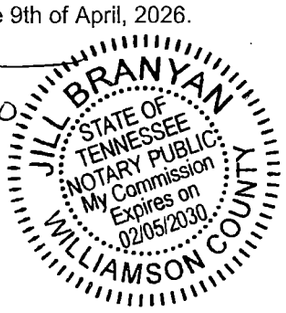
Lance T. Carter

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)



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