This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $150,000.00.

Affiant

Subscribed and sworn before me this the 20th day of April, 2026.

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1409917 DEEDWARR
04/22/2026 03:04:30 PM 5 pgs
Fees: $28.00 Taxes: $555.00
20260422-0033433

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Adkins and Reid Holdings, LLC 39 Country Road 967 Brookland, AR 72417	New Owner	006 057.00 & 006 058.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AMANDA MANGELS AND AUDREY MANGELS AND DYLAN EUGENE MAYER, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ADKINS AND REID HOLDINGS, LLC, AN ARKANSAS LIMITED LIABILTY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A TRACT OF LAND IN THE10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ON BAKER STATION ROAD, BEING TRACTS 8 AND 9 OF THE UNRECORDED SUBDIVISION OF THE ZACK MEYERS LAND, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE L&N RAILROAD RIGHT OF WAY; SAID POINT BEING NORTH 18 DEGREES WEST 200 FEET, MORE OR LESS, FROM THE NORTHEAST CORNER OF THE LAND CONVEYED TO JAMES C. KING, ET UX, BY DEED FROM ZACK O. MEYERS, ET UX, AS OF RECORD IN BOOK 3840, PAGE 130, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH SAID L&N RAILROAD RIGHT OF WAY NORTH 18 DEGREES WEST 200 FEET, MORE OR LESS, TO A POINT, A CORNER TO TRACT NO. 10 OF THESE LANDS; THENCE WITH THE LINE OF TRACT NO. 10 SOUTH 78 DEGREES 30 MINUTES WEST 863 FEET, MORE OR LESS, TO A POINT ON HILL; THENCE SOUTH 29 DEGREES EAST 227 FEET, MORE OR LESS, TO A POINT AND CORNER OF TRACT NO.7, THENCE NORTH 78 DEGREES 30 MINUTES EAST, 820 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

Also included in this conveyance is a mobile home with a serial no. of 115A0775AB manufactured on 6/02/1988 by Redman Homes.

Subject to that portion of Baker Road that runs through said property.

Being the same property conveyed to Marvin E. Smythia and Betty J. Smythia, husband and wife, by deed dated 01/31/2006, from Janelle L. Noble, a single woman, of record in Instrument No. 20060206-0014379, Register's Office for said County.

The said Betty J. Smythia having died on 07/26/2020, leaving Marvin E. Smythia as the surviving tenant by the entirety.

The said Marvin E. Smythia having died testate on 07/27/2025. See Probate Case No. 26P408, in Davidson County.

The said Dylan Eugene Mayer being one and the same person as Dillion Eugene Mayer.
Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2420 Baker Road, Goodlettsville, TN 37072.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 20th day of April, 2026.

Amanda Mangels

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Amanda Mangels, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of April, 2026.

My commission expires: 1-22-2029

Notary Public

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Dylan Mayer

Dylan Eugene Mayer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dylan Eugene Mayer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of April, 2026.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Audrey Mangels

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Audrey Mangels, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of April, 2026.

My commission expires: 9-7-26

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 4/20/2026. (date of document).

Affiant Signature

4/21/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

