THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260453950** Karen Johnson Davidson County Batch# 1413868 DEEDWARR 04/30/2026 02:16:30 PM 3 pgs Fees: $18.00 Taxes: $4,532.50 20260430-0038558	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,225,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2026. Notary Public My Commission Expires: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address New Owner: Stringhouse I, LLC 1930 Shamrock Drive Brentwood TN 37027	Send Tax Bills To: New Owner **PO Box 40746** **Nashville, TN 37204**	Tax Information: Tax Parcel ID No. 158 10 0 025.00

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, **David R. Lundell, Executor of the Estate of Raymond Leonard Lundell, and David R. Lundell and Patricia L. Lundell, devisees of the last will and testament of Raymond Leonard Lundell** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stringhouse I, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson and Williamson County, Tennessee, more particularly described as follows:

Land in Davidson and Williamson Counties, Tennessee, being Lot No. 21 on the Plan of WILDWOOD VALLEY ESTATES, SECTION ONE, as of record in Book 3700, Page 41, in the Register's Office of Davidson County, and of record in Plat Book 2, Page 109, in the Register's Office of Williamson County, Tennessee.

Said Lot No. 21 fronts 162 feet on the Northerly side of Shamrock Drive and extends back 282 feet on the Easterly line and 280.8 feet on the Westerly line, to a dead line in the rear, which is a broken line on which it measures 140.2 feet.

Being the same property conveyed to Raymond Leonard Lundell and wife, Juanita Bryan Lundell, by Warranty Deed from Harold A. McGuffin and wife, Bonnie M. McGuffin, of record in Book 4137, Page 881, in the Register's Office of Davidson County, Tennessee, dated June 1, 1967, and recorded on June 5, 1967. The said Juanita Bryan Lundell died on July 25, 2011, then Raymond Leonard Lundell died December 18, 2025, testate, devising subject property to Patricia L. Lundell and David R. Lundell. See Probate Case 26P129, Davidson County Circuit Court.

The execution of this instrument is affected by the signature of David R. Lundell as Attorney-in-Fact for Patricia L. Lundell, which Power of Attorney is recorded in Book _____, Page _____, Register's Office for Williamson County, Tennessee and recorded in Instrument No. 202604300038557, Register's Office for Davidson County, Tennessee.

Grantor warrants that they never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights threin.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 SECTION TWO WILDWOOD VALLEY ESTATES, as recorded in Plat Book 3700, Page(s) 40 (Davidson County).

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WILDWOOD VALLEY ESTATES SECTION ONE, as recorded in Plat Book 3700, Page(s) 41 (Davidson County).

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WILDWOOD VALLEY ESTATES, as recorded in Plat Book 2, Page 109 (Williamson County).

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 137, Page 96 (Williamson County) and Book 3952, Page 553 (Davidson County).

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7825, Page 158.

This is improved property located at 1930 Shamrock Drive Brentwood TN 37027

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, heirs 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 30th day of April, 2026.

David R Lundell
David R. Lundell

Patricia L Lundell by David R Lundell as Attorney in Fact
Patricia L. Lundell by David R. Lundell as Attorney-in-Fact

Estate of Raymond Leonard Lundell
David R Lundell
David R. Lundell, Executor

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David R. Lundell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Patricia L. Lundell and that he is authorized by Patricia L. Lundell to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of April, 2026.

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-17-2028

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David R. Lundell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor for the Estate of Raymond Leonard Lundell, the maker or a constituent of the maker and are authorized by the maker or by its constituent, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of April, 2026.

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-17-2028

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Christen Rabe, 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 **April 30, 2026**.

Date

Christen T Rabe

Affiant Signature

4/30/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **April**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027