Karen Johnson Davidson County
Batch# 1415579 DEEDWARR
05/05/2026 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20260505-0040101

GENERAL WARRANTY DEED

This Instrument Prepared by:
Magnolia Title
227 Parkway
Sevierville, TN 37862
File No. MT26-063

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Owner: Grantee
Address: _____

PEYTON T HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TAX MAP AND PARCEL: 072 02 0 011.00

OATH:
I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$555,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

_____
AFFIANT
Subscribed and sworn to before me this the 1st day of May, 2026.

My Commission Expires 02/02/2030 _____ NOTARY PUBLIC

THIS INDENTURE, made and entered on ____ day of _____, 2026, by and between **Southern Specialty Properties LLC, a Georgia Limited Liability Company,** known hereinafter as First Parties (Grantor), and **Kara Elizabeth Fulton, a single person, and Justin David Carlin, a single person,** known hereinafter as Second Parties (Grantee),

WITNESSETH: That for and in consideration of One Dollar ($1.00) and other good and valuable consideration to us in hand paid, the receipt of which is hereby acknowledged,

The first Party has granted, bargained, sold, and conveyed and does hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 75 on the Map of Maynor Place, of record in Plat Book 843, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Subject to easements, notations, setbacks, restrictions and right of ways as shown on the map of record in Plat Book 843, Page 24

Subject to restrictions as may be of record in the said Register's Office, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Being the same property conveyed to Southern Specialty Properties LLC, a Georgia Limited Liability Company by deed of record from the Secretary of Housing and Urban Development, dated October 15, 2025 and recorded October 22, 2025, of record in Instrument #20251022-0084045, in the Register's Office of Davidson County, Tennessee.

TOGETHER with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

TO HAVE AND TO HOLD THE said premises to the Second Parties, their heirs and assigns forever. And the said First Parties for themselves and for their Heirs, Executors and Administrators hereby covenants with Second Party, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the current year which shall be prorated between the Parties upon the date of closing, the payment of which shall be assumed by the Second Parties, restrictions, setback lines and all other matters of record, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Whenever Grantee is a corporation, the use of the plural the singular, and the use of any gender shall be applicable to all genders. Whenever the Grantee is a corporation, the use of the term "heirs" shall be applicable to it's successors.

Preparer makes no warranties or representations as to the status of the title to the property described herein, other than the description has been properly prepared from the information provided to the preparer.

IN WITNESS WHEREOF the said First Parties hereunder have set their hands and seals the day and year first above written.

SOUTHERN SPECIALTY PROPERTIES,
LLC, a ~~Georgia Limited Liability~~ Company

BY: _____

~~Dustin Cole~~

Its: Sole Member

STATE OF TENNESSEE
COUNTY OF SEVIER

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **Dustin Cole,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the **Sole Member of Southern Specialty Properties LLC,** the within named bargainor, a Georgia Limited Liability Company, and that he as such **Sole Members** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Southern Specialty Properties LLC,** by himself as **Sole Member.**

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

My Commission expires: 8/7/27 _____ NOTARY PUBLIC

TRAVIS L VICKERS
NOTARY PUBLIC
MY COMMISSION EXPIRES
AUGUST 07, 2027
HALL COUNTY, GEORGIA

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 May 1, 2026.

May 5, 2026

R. HOUSTON AKIN **DATE**

MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 5 day of May, 2026.

Notary's Signature

My Commission Expires: 7-6-26

Notary's Seal:

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026