Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Warranty Deed

Karen Johnson Batch # 1419295 05/12/2026 10:40:08 AM Fees: $13.00 Taxes: $4,440.00 20260512-0042601 Davidson County DEEDWARR 2 pgs	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00. Affiant Subscribed and sworn to before me, this the 6th day of May, 2026. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Millworks, LLC	New Owner(s)	144-00-0-020.00
4121 Hillsboro Road, #300		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MONETTA LYNN HIGGS FURLONG, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MILLWORKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14, on the Map of Bransford Realty Company's Subdivision of a part of Lot No. 1 of the James Boyd Land, as of record in Book 547, page 140, Register's Office of Davidson County, Tennessee. Said Lot fronts 200 feet on the west side of Hillsboro Road, and runs back in a westerly direction between parallel lines 1,520 feet on its southerly margin and 1,637 feet on the northerly margin to a dead line measuring 208 feet on this rear line.

Less and except that property conveyed by John Curtis Higgs, Sr. and wife, Monetla T. Higgs to John Victor Willis and wife, Jocelyn Sue Willis by deed of record in Book 4495, page 201, said Register's Office and that property conveyed by John Curtis Higgs, Sr. and wife, Monetla T. Higgs to H. Lynn Greer, Jr. and wife, Vivian Roberts Greer of record in Book 3864, page 23, said Register's Office.

AKA Green Hills Realty Co's Forest Hills Community Subdivision recorded in Plat Book 3600, Page 81.

Being the same property conveyed to John Curtis Higgs, Sr. and wife, Monetla T. Higgs, by Warranty Deed from Wm. L. Hailey and wife, Louise Oakley Hailey, of record in Book 1944, Page 325, in the Register's Office for Davidson County, Tennessee, dated March 15, 1951 and recorded on March 16, 1951. The said John Curtis Higgs, Sr. having died on December 1986, then Monetla T. Higgs (aka Monetta L. Taylor Higgs) died on June 18, 1998 devising subject property to John Curtis Higgs, Jr and Joanna Higgs Ross. See Will in Case No. 98P1405, Davidson County, Circuit Court.

Being the same property conveyed to Joanna Higgs Ross, by Quitclaim Deed from John Curtis Higgs, Jr., of record in Instrument No. 20050525-0058996, in the Register's Office for Davidson County, Tennessee, dated May 9, 2005 and recorded on May 25, 2005. The said Joanna Higgs Ross having died on November 2, 2025, testate, devising subject property to Monette Lynn Higgs Furlong. See Probate in Case No. 25P2275, Davidson County, Circuit Court. Also, see Affidavit of Heirship in Instrument No. 20260311-0019391.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 6023 Hillsboro Pike, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of May, 2026.

Monetta Lynn Higgs Furlong

Monetta Lynn Higgs Furlong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Monetta Lynn Higgs Furlong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of May, 2026.

J. B. M

Notary Public

My Commission Expires:

11-5-29

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029