THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454028** Karen Johnson Davidson County Batch # 1423602 DEEDWARR 05/21/2026 01:48:37 PM 3 pgs Fees: $18.00 Taxes: $3,959.00 20260521-0046567	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,070,000.00. Affiant Subscribed and sworn to before me, this 21st day of May, 2026. Notary Public My Commission Expires:

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner: Hyde Construction Group LLC 229 Ward Circle A-23 Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 159 00 0 114.00

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, **Alissa W. Hall and Gary Whitehurst, and Terry Dugger, as tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hyde Construction Group LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th (formerly the 11th) Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, Surveyor, January 21, 1965, as follows:

Beginning at a point in the center of Jno. Oman, Jr., Memorial Drive 175 feet East of the Northeast corner of the property conveyed to George C. Curevich and wife, Margaret L. Curevich by deed from Howard Gardner and wife, of record in Book 2273, Page 584, in the Register's Office of Davidson County, Tennessee, thence with the center of said Drive, Easterly 175 feet; thence South 7 deg. East 563.3 feet; thence South 80 deg. 07 min. West 175 feet; thence North 7 deg. West 571 feet to the beginning, containing 2.27 acres, more or less.

Being the same property conveyed to Jerry T. Whitehurst and wife, Diana Lynn Whitehurst, by Warranty Deed from B. R. Allison and wife, Bernice D. Allison, of record in Book 5825, Page 643, in the Register's Office of Davidson County, Tennessee, dated November 30, 1981 and recorded on December 01, 1981. The said Diana Lynn Whitehurst died on February 02, 1993, then Jerry T. Whitehurst died October 30, 2022, intestate.

Being the same property conveyed to Terry Duggar, Lisa Hall and Gary Whitehurst, as tenants in common, by Quitclaim Deed from Linda Mealer Whitehurst, widow, of record in Instrument No. 20260217-0012091, in the Register's Office of Davidson County, Tennessee, dated February 12, 2026 and recorded on February 17, 2026. Affidavits of Heirship of record in Instrument No. 20260521-0046565.

Lisa Hall and Alissa W. Hall being one in the same. Terry Duggar and Terry Dugger being one in the same. Said property has never been the marital residence of Grantors.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

This is improved property located at 1125 Oman 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 21st day of May, 2026.

Alissa W. Hall

Terry Duggar

Gary Whitehurst by Terry Duggar as Attorney-in-fact Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, the within named Alissa W. Hall 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.

Witness my hand, at office, this 21st day of May, 2026.

Shira Kingrey

Notary Public
My Commission Expires: _____

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC — STATE OF TENNESSEE

Shira Kingrey
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 09/02/2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 21st day of May, 2026.

Notary Public
My Commission Expires: 5/8/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Certificate of Authenticity

I, Holly White, 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 5/21/26.

Date

Affiant Signature

5/21/26
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21st day of May, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029