This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-8952-AP

Karen Johnson Davidson County
Batch# 1424028 DEEDWARR
05/21/2026 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20260521-0046638

STATE OF TENNESSEE
COUNTY OF Williamson

OLIVIA CASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2030
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $755,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of May, 2026.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Laura Carpenter 1148 Granny White Ct. Nashville, TN 37204	NEW OWNER	131-08-0-146

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Roundtree Valley Enterprises TN Series LLC, a Delaware Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Laura Carpenter, an unmarried woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot 1-B, Zone Lot Division of Lots One & Three, Hampton Glen, Resubdivision of Lots One & Two, Granny White Court, according to survey and plat of same appearing of record in Book 6050, page 149; as amended in Book 6900, page 400, in the Register's Office for Davidson County, Tennessee, to which plat and amendment references are hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Roundtree Valley Enterprises TN Series, LLC by Warranty Deed from Jane B, Finely, a single person, dated May 17, 2013, recorded May 21, 2013, of record in Instrument No. 20130521-0051401, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1148 Granny White Court, Nashville, TN 37204**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of May, 2026.

GRANTOR:

Roundtree Valley Enterprises TN Series LLC,
a Delaware Limited Liability Company

By: _____
Steve Swank, Manager

By: J. Parker Turner Revocable Trust, Its Manager

By _____
James Parker Turner, Trustee

STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steve Swank, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the manager of Roundtree Valley Enterprises TN Series LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.
By means of physical presence. ID Produced; Drivers License

WITNESS my hand and seal at office this 20th day of May, 2026.

BETH MCKINNON
Notary Public - State of Florida
Commission # HH 423792
My Comm. Expires Nov 15, 2027

_____
Notary Public Beth McKinnon
My Commission expires: 11-15-2027

STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Parker Turner, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of J. Parler Revocable Trust, acting in its capacity as manager of Roundtree Valley Enterprises TN Series LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained. By means of physical presence. ID Produced; Drivers License

WITNESS my hand and seal at office this 20th day of May, 2026.

BETH MCKINNON
Notary Public - State of Florida
Commission # HH 423792
My Comm. Expires Nov 15, 2027

_____
Notary Public Beth McKinnon
My Commission expires: 11-15-2027

202605210046638

Certificate of Authenticity

I, Lacey Chumley, 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 20, 2026.

Date

Lacey Chumley

Affiant Signature

May 21, 2026

Date

State of Tennessee

County of Williamson

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

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON