This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Sitting Mill, LLC
910 Sunset Rd. W.
Brentwood, TN 37027

SEND TAX BILL TO:
Owner

Karen Johnson Davidson County
Batch # 1426508 DEEDWARR
05/29/2026 08:20:35 AM 2 pgs
Fees: $13.00 Taxes: $3,452.10
20260529-0048563

Map/Parcel
#160-00-0-076

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sherry Lynn Billings and Joyce Langley Vaughn, both single persons,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Sitting Mill, LLC, a Wyoming Limited Liability Company**, hereinafter called the "GRANTEE", its successors 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 described as **Lot No. 2** on the **Plan of Resubdivision of Lots 27-32, Brentwood Gardens**, appearing on Plat of record in Instrument #20020514-0059204, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sherry Lynn Billings by Limited Warranty Deed dated April 24, 2002, from Haury & Smith Contractors, Inc., a Tennessee corporation, of record in Instrument #20020517-0060987, Register's Office of Davidson County, Tennessee.

Sherry Lynn Billings then conveyed her interest in the property to Sherry Lynn Billings and Joyce Langley Vaughn, a one-half (1/2) undivided interest each as joint tenants with the right of survivorship and not as tenants in common, by Quitclaim Deed dated November 26, 2025, of record in Instrument No. 20251126-0094527, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2026 and subsequent years.

This is **improved** property known as **5609 Cloverland Drive, Brentwood, Tennessee 37027.**

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, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS, this the **28th** day of **May, 2026**.

Sherry Billings
Sherry Lynn Billings

Joyce Langley Vaughn
Joyce Langley Vaughn

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sherry Lynn Billings and Joyce Langley Vaughn,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of May, 2026.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 12/18/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $ 933,000

AFFIANT

Subscribed and sworn to before me on this 28th day of May, 2026.

NOTARY PUBLIC

KELLEY LYN DAVISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 3 2029

My Commission Expires: _____

File No. 25128188