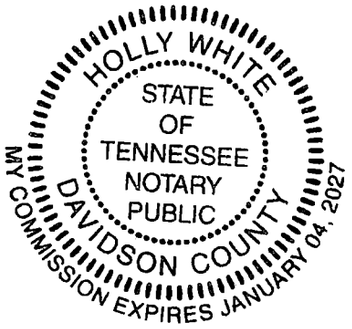


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of May, 2026.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson
Batch # 1426608
05/29/2026 09:30:36 AM
Fees: $23.00 Taxes: $3,145.00

Davidson County
DEEDWARR
4 pgs

20260529-0048693

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mio Kitano and Nicholas E. Spyker	**New Owner**	**045-00-0-033.00**
5311 Little Marrowbone Road		045-00-039.00
Ashland City, TN 37015		063-019.02

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

The Estate of James F. Witcher, Jr., by and through Denise Renee Owen Witcher, as Executrix; and also Denise Renee Owen Witcher as Sole Beneficiary under the Will of James F. Witcher, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mio Kitano and Nicholas E. Spyker, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1:
Land lying in Davidson County, Tennessee, and described according to a survey by R. L. Montoya - Land Surveying, dated March 16, 1982, as follows:

Beginning at an iron pin in the South margin of Little Marrowbone Road, said point being 5.2 miles west of Eatons Creek Road; thence, leaving said South margin along an existing fence South 37 degrees 25 minutes 28 seconds East 396.30 feet to a point in the center of Little Marrowbone Creek; thence, leaving the center line South 28 degrees 31 minutes 05 seconds East 171.32 feet to a point 5 feet North of an existing power pole; thence, South 48 degrees 17 minutes 12 seconds East 509.14 feet to a point; this being the beginning point of this described tract; thence, along the North side of this tract North 35 degrees 57 minutes 42 seconds East 136.25 feet to an iron pin; thence, South 80 degrees 43 minutes 54 seconds East 856.99 feet to the center of a creek or drain; thence, along said creek as follows: South 21 degrees 49 minutes 39 seconds West 82.00 feet; thence, South 21 degrees 35 minutes 56 seconds West 144.38 feet; thence, North 72 degrees 13 minutes 44 seconds West 89.61 feet; thence, South 58 degrees 54 minutes 38 seconds West 79.66 feet; thence, North 71 degrees 53 minutes 16 seconds West 121.01 feet; thence, North 43 degrees 00 minutes 36 seconds West 53.03 feet; thence, North 85 degrees 27 minutes 59 seconds west 90.79 feet; thence, South 82 degrees 21 minutes 50 seconds West 51.90 feet; thence, South 43 degrees 22 i minutes 44 seconds West 71.18 feet; thence, South 75 degrees 04 minutes 50 seconds West 86.79 feet to a point in said creek and the intersection of another small creek; thence, along the center line of said creek North 56 degrees 58 minutes 55 seconds West 146.39 feet; thence, North 55 degrees 48 minutes 02 seconds West 203.22 feet; thence, North 46 degrees 43 minutes 04 seconds West 9.81 feet to a point; thence, leaving said creek along a fence passing the existing gate North 35 degrees 57 minutes 42 seconds 60.00 feet to the Point of Beginning, containing 5.00 acres, more or less.

Parcel 2:
An easement for ingress and egress easement in and to the 5.00 acre tract hereinabove described. Said easement is described as follows:

Land being partly in Cheatham County and partly in Davidson County and described as follows:

Beginning at an iron pin in the South margin of Little Marrowbone Road, said point being 5.2 miles West of Eatons Creek Road, said point also being the Northwest corner of Allen Wayne Ladd's property as recorded in Deed Book 4739, Page 680, Register's Office for Davidson County, Tennessee; thence, along Ladd's West line with a fence South 37 degrees 25 minutes 28 seconds East 396.30 feet to a point in the center of Little Marrowbone Creek; thence, leaving Little Marrowbone Creek along the following calls, South 28 degrees 31 minutes 05 seconds East 171.32 feet to a point 5 feet North of an existing power pole; thence, South 48 degrees 17 minutes 12 seconds East 509.14 feet to a point in the Northwest line of the described 5.0 acre tract; thence, along said line South 35 degrees 57 minutes 42 seconds West 40.00 feet to a point 20 feet North of the creek; thence, along a line South of the drive North 50 degrees 34 minutes 53 seconds West 468.90 feet to a point; thence, North 27 degrees 02 minutes 32 seconds West 238.30 feet to the center of Little Marrowbone Creek; thence, leaving the center line of Little Marrowbone Creek North 32 degrees 06 minutes 15 seconds West 136.90 feet to a point; thence, North 37 degrees 25 minutes 28 seconds West 250.00 feet to a point in the southerly margin of Little Marrowbone Road; thence, with said margin North 53 degrees 25 minutes 35 seconds East 20.00 feet to the Point of Beginning, containing 40,509 square feet, 0.93 acres, more or less.

Being the same property conveyed to James F. Witcher, Jr., by Quitclaim Deed from Patricia G. Witcher, pursuant to divorce, of record in Book 8767, Page 256, in the Register's Office of Davidson County, Tennessee, dated October 21, 1992 and recorded on October 27, 1992. Being the same property conveyed to James F. Witcher, Jr. and wife, Patricia G. Witcher, by Special Warranty Deed from Collateral Investment Company, a corporation, of record in Book 6645, Page 268, in the Register's Office of Davidson County, Tennessee, dated August 07, 1985 and recorded on August 30, 1985.

The following parcel, believed to be the same as the above 0.93 acre parcel, was vested in James F. Witcher Jr, by Quitclaim Deed dated September 17, 1997, from Katherine Natalia Emmons, of record in Book 424, Page 784, Cheatham County, Tennessee.

Land lying partly in Davidson County and partly in Cheatham County, Tennessee, and described as follows according to a survey performed by R L. Montoya, Registered Land Surveyor, on March 16, 1982:

Beginning at an iron pin in the South margin of Little Marrowbone Road, said point being 5.2 miles West of Eatons Creek Road, said point also being the Northwest Corner of the property identified as Tract No. 1 in the Warranty Deed from Charles E. Allen and wife, Annie G. Allen to Blake Emmons and wife, Katherine Natalia Emmons, of record in Book 4788, page 567, Davidson County Register of Deeds, and Book 169, page 521, Cheatham County Register of Deeds [said Northwest Corner of said Tract No. 1 was erroneously described in the March 16, 1982 survey of R. L. Montoya as the "Northwest corner of Allen Wayne Ladd's property as recorded in Deed Book 4739, page 680, Register's Office for Davidson County, Tennessee"]; thence along the west line of the property identified as Tract No. 1 in said Warranty Deed from Charles E. Allen and wife to Blake Emmons and wife [said line is erroneously described in the March 16, 1982 survey of R. L. Montoya as "Ladd's West line"] with a fence South 37 degrees 25 minutes 28 seconds East 396.30 feet to a point in the center of Little Marrowbone Creek; thence, leaving Little Marrowbone Creek along the following calls, South 28 degrees 31 minutes 05 seconds East 171.32 feet to a point 5 feet North of an existing power pole; thence, South 48 degrees 17 minutes 12 seconds East 509.14 feet to a point in the Northwest line of the described 5.0 acre tract [being the 5.0 acre tract described in the Warranty Deed from Blake Emmons and wife, Katherine Natalia Emmons to Will C. Richards and wife, Jacqueline F. Richards, of record in Book 5884, page 856, Register's Office for Davidson County, Tennessee, and Book 219, page 59, Register's Office for Cheatham County, Tennessee]; thence, along said line South 35 degrees 57 minutes 42 seconds West 40.00 feet to a point 20 feet north of the creek; thence along a line South of the drive North 50 degrees 34 minutes 53 seconds West 468.90 feet to a point; thence, North 27 degrees 02 minutes 32 seconds West 238.30 feet to the center of Little Marrowbone Creek; thence, leaving the center line of Little Marrowbone Creek North 32 degrees 06 minutes 15 seconds West 136.90 feet to a point; thence, North 37 degrees 25 minutes 28 seconds West 250.00 feet to a point in the southerly margin of Little Marrowbone Road; thence, with said margin North 53 degrees 25 minutes 35 seconds East 20.00 feet to the point of beginning, containing 40,509 square feet, 0.93 acres, more or less.

Parcel 3:

Parcel 3A:
Being a parcel of land situated in Davidson and Cheatham Counties, Tennessee, said parcel being a portion of the Blake Emmons Property as of record in Deed Book 4788, Page 567, Register's Office for Davidson County, Tennessee, and being more particularly described by metes and bounds according to the survey of Dale and Associates, Inc., dated November 1, 1984, as follows:

Commencing at the Northwest corner of tract one being 4.15 acres, more or less; thence, S 33° 08' 26" E, a distance of 396.30 feet; thence, S 24É 14' 03" E, a distance of 171.32 feet; thence, S 44° 00' 10" E, a distance of 509.14 feet; thence, S 40° 14' 44" W, a distance of 40.00 feet to the Point of Beginning; thence, S 40° 12' 46" W, a distance of 20.01 feet to a point; thence S 42° 26' 02" E, a distance of 9.81 feet to a point; thence, S 51° 31' 00" E, a distance of 203.22 feet to a point; thence, S 52° 41' 53" E, a distance of 146.39 feet to a point; thence, S 50° 41' 26" E, a distance of 1995.67 feet to a point; thence, S 01° 00' 00" W, a distance of 837.37 feet to a point; thence, S 78° 35' 05" W, a distance of 563.13 feet to a point; thence, N 34° 42' 45" W, a distance of 3570.07 feet to a point; thence, N 80° 27' 16" E, a distance of 360.06 feet to a point; thence, S 22° 45' 30" E, a distance of 238.30 feet to a point, thence, S 46° 17' 51" E, a distance of 468.90 feet to a Point of Beginning and containing 51.52 acres or land, more or less, according to said survey.

The property herein described contains approximately 2.0 acres within the limits of Cheatham County, with the remaining 49.52 acres lying within the limits of Davidson County, Tennessee.

Parcel 3B:
Being a parcel of land situated partly in Cheatham County and partly in Davidson County, said parcel also being a portion of the same property conveyed to Commerce Union Bank by Deed Book 6358, Page 904, R.O.D.C., and by Deed Book 229, Page 473, R.O.C.C., Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at a point situated in the Easterly margin of Little Marrow Bone Road, said point being the Northwest corner of the Katherine Natalia Emmons property of record in Deed Book 175, Page 534, R.O.C.C., Tennessee, and the Southwest corner of the property herein described;

Thence, along said Easterly margin of Little Marrowbone Road, N 57°41'36" E, a distance of 20.00 feet to a point; Thence, leaving said road, S 33°08'26" E, a distance of 396.30 feet to a point; Thence, S 24°14'03" E, a distance of 171.32 feet to a point; Thence, S 44°00'10" E, a distance of 509.14 feet to a point; Thence, S 40°14'44" W, a distance of 40.00 feet to a point; Thence, N 46°17'51" W, a distance of 468.90 feet to a point; Thence, N 22°45'30" W, a distance of 238.30 feet to a point; Thence, N 27°49'13" W, a distance of 136.90 feet to a point; Thence, N 33°08'26" W, a distance of 250.00 feet to the Point of Beginning, and containing 0.93 acres of land, more or less.

Being the same property conveyed to James Witcher, married, by Warranty Deed from Curtis Flansburg and wife, Lois B. Flansburg, of record in Book 305, Page 338, in the Register's Office of Cheatham County, Tennessee, dated March 04, 1991 and recorded on March 21, 1991; and being the same property conveyed to James Witcher, married, by Warranty Deed from Curtis Flansburg and wife, Lois B. Flansburg, of record in Book 8313, Page 552, in the Register's Office of Davidson County, Tennessee, dated March 04, 1991 and recorded on March 21, 1991.

James Witcher having divorced and all the above property vested solely in him; he later married Denise Renee Owen on June 10, 2023. James Witcher having contracted to sell the property descibed herein he then died on March 16, 2026; and all the above described property vested in Denise Renee Owen Witcher by the final Will of James Fred Witcher, Jr., Probated in Davidson County, Tennessee as Case No. 26P878.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Application for Greenbelt Assessment-Forest of record in Book 8899, Page 224, in the Register's Office for Davidson County, Tennessee.
c. Cheatham County Utility Easement to town of Ashland City of record in Book 344, Page 820, in the Register's Office for Cheatham County, Tennessee.
d. Ingress and Egress Easement in deeds of record in Book 6645, Page 268 and Book 8767, Page 256, in the Register's Office for Davidson County, Tennessee.
e. Ingress and Easement in deed of record in Book 5884, Page 656, in the Register's Office for Davidson County, Tennessee.
f. Ingress and Easement in deed of record in Book 219, Page 159, in the Register's Office for Cheatham County, Tennessee.
g. Joint Driveway Agreement of record in Book 4788, Page 567, in the Register's Office for Davidson County, Tennessee.
h. Joint Driveway Agreement of record in Book 169, Page 521, in the Register's Office for Cheatham County, Tennessee.
i. The rights of upper and lower riparian owners in and to the use of the waters of said Creek located on the premises and the natural unobstructed flow thereof.
j. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved known as 5311 Little Marrowbone Road, Ashland City, TN 37015.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this 27th day of May, 2026.

Estate of James F. Witcher, Jr. AND

By: Denise Renee Owen Witcher executrix
Denise Renee Owen Witcher, Executrix

Denise Renee Owen Witcher
Denise Renee Owen Witcher, Sole Beneficiary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Denise Renee Owen Witcher, Executrix of the Estate of James F. Witcher, Jr., Probate Case No. 26P878, in the Circuit Court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 27th day of May, 2026.

Notary Signature

My commission expires:
3.24.2027

EMILY H PROPHET
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/24/2027
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Denise Renee Owen Witcher,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2026.

Notary Signature

My commission expires
3.24.2027

EMILY H PROPHET
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/24/2027
COUNTY OF WILLIAMSON

M&H File # 26-162