**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1426839 DEEDWARR
06/01/2026 10:25:30 AM 5 pgs
Fees: $28.00 Taxes: $1,850.00
20260601-0048983

File No. AP-26-2196

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PATRICIA D CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-2030

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tennestate Enterprises, LLC | New Owner | |
| (NAME) P O Box 2188 | (NAME) | 095-09-0-046.00 |
| (ADDRESS) East Millstone NJ 08875 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, I/we, **Miriam Bitner, Devisee and Sole Heir of the Estate of Edwin E. Bitner, Ricky Kevin Bitner, Heir of the Estate of Monte Rex Bitner, and Grace Bitner Boone, Heir of the Estate of Monte Rex Bitner**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tennestate Enterprises, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**A tract of land in the Davidson County, Tennessee, being the Northeast part of 5.27 acres tract, shown on an unnamed Subdivision, known as the W. E. Quin, Jr., property, on the Lebanon Road, and described as follows:**

**Beginning at a point in the Northeast corner of said 5.27 acre tract and the Northwest corner of a tract of 7.93 acres, more or less in the South margin of Lebanon Pike at an iron pipe; thence South 30 degrees 30 minutes East 350 feet to an iron pipe; thence South 48 degrees 20 minutes West 100 feet to an iron pipe; thence North 30 degrees 30 minutes West 350 feet to an iron pipe in the South margin of said Pike; thence with the margin of the same, North 48 degrees 20 minutes East 100 feet to the beginning.**

**Being the same property conveyed to Edwin E. Bitner and wife, Doris R. Bitner by Warranty Deed from Frank S. Brent and wife, Ethel J. Brent of record in Book 1714, Page 527, Register's Office for Davidson County, Tennessee, dated April 22, 1949 and recorded on April 25, 1949.**

***Doris R. Bitner died intestate in 1991 and the subject property vested in Edwin E. Bitner as the surviving tenant by entirety. Edwin E. Bitner died testate in 2000 leaving the subject property under the terms and conditions to Monte Rex Bitner, Miriam Kay Boyd and Mark Edwin Bitner. Mark Edwin Bitner died intestate on or about January 27, 2026 without children and his sole heir at law being Miriam Kay Boyd (2/3). Monte Rex Bitner died intestate on or about June 5, 2018 leaving his children, Ricky Kevin Bitner (1/6) and Grace Bitner Boone (1/6), as his sole heirs at law.**
***Miriam Kay Boyd is n/k/a Miriam Bitner.**

**This is property more commonly known as 1933 Lebanon Pike, Nashville, TN 37210.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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 this 28 day of May, 2026.

Miriam Bitner, Devisee of the Estate of
Edwin E. Bitner

Miriam Bitner, Sole Heir of the Estate of
Mark Edwin Bitner

STATE OF South Carolina
COUNTY OF Richland

On this 28 day of May, 2026, before me personally appeared Miriam Bitner, Devisee of the Estate of Edwin E. Bitner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of May, 2026.

Notary Signature
My commission expires: 01/08/2030

JOSEPH MASON
Notary Public, State of South Carolina
My Commission Expires 1/8/2030

STATE OF South Carolina
COUNTY OF Richland

On this 28 day of May, 2026, before me personally appeared Miriam Bitner, Sole Heir of the Estate of Mark Edwin Bitner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of May, 2026.

Notary Signature
My commission expires: 01/08/2030

JOSEPH MASON
Notary Public, State of South Carolina
My Commission Expires 1/8/2030

Ricky Kevin Bitner, Heir of the Estate of
Monte Rex Bitner

STATE OF Florida
COUNTY OF Jackson

On this _____ day of May, 2026, before me personally appeared Ricky Kevin Bitner, Heir of the Estate of Monte Rex Bitner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of May, 2026.

Christina D. Cannon
Notary Signature
My commission expires: 4/28/28

CHRISTINA D. CANNON
Notary Public, State of Florida
My Comm. Expires 04282028
Commission No. HH677535

Grace Bitner Boone, Heir of the Estate of
Monte Rex Bitner

STATE OF Florida
COUNTY OF Gadsden

On this 28th day of May, 2026, before me personally appeared Grace Bitner Boone, Heir of the Estate of Monte Rex Bitner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. Driver license produced by means of physical presence. KW
Witness my hand, at office, this 28th day of May, 2026.

Karisha S. Williams
Notary Signature Karisha S. Williams
My commission expires: 06-10-2029

KARISHA S WILLIAMS
Notary Public - State of Florida
Commission # HH 655997
My Comm. Expires Jun 10, 2029
Bonded through National Notary Assn.

Warranty Deed notarial certificate KW

# Certificate of Authenticity

I, Mandy Mayhew, 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 true and exact copy of the original document executed and authenticated according to law on

May 28, 2026.

Date

Mandy Mayhew

Affiant Signature

May 29, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of

May, 2026.

Notary Signature

My Commission Expires:

PATRICIA D CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-2030