THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554495**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $95,000.00. Affiant Subscribed and sworn to before me, this 29th day of May, 2026. Notary Public My Commission Expires:

Karen Johnson
Batch # 1427501
06/03/2026 09:40:25 AM
Fees: $13.00 Taxes: $351.50
20260603-0049947
Davidson County
DEEDWARR
2 pgs

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paint Rock Building Company LLC 408 Delaware Avenue Madison TN 37115	New Owner	Tax Parcel ID No. 043-09-0-346.00

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, **Lindie Lane Rusley the Devisee of the Estate of Mary Ann Rigsby** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paint Rock Building Company LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A Certain tract of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the South 19 feet of Lot No. 2 of Block J and the North 56 feet of the west 100 feet of Lot No. 3 of Block J on the Map of WOODLAWN ESTATES, as of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 75 feet on the east side of Delaware Avenue and run back between parallel lines 100 feet to a dead line.

Being the same property conveyed to John D. Rigsby and Mary Ann Rigsby from John D. Rigsby by Quitclaim Deed dated August 19, 2009, recorded August 19, 2009, as Instrument No. 20090819-0078103, Register's Office for Davidson County, Tennessee.

John D. Rigsby having since died on April 13, 2018 in Davidson County, Tennessee, leaving his wife, Mary Ann Rigsby as the sole tenant by the entirety. Mary Ann Rigsby having died August 28, 2023 in Davidson County, Tennessee. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County Probate Division, Case No 26P834, devised the subject property to her daughter, Lindie Lane Rusley.

The execution of this instrument is affected by the signature of James Arlen Rusley as Attorney-in-Fact for Lindie Lane Rusley, which Power of Attorney is recorded in Instrument No. 20260603-0049946, Register's Office for Davidson County, Tennessee.

Grantor warrants that she never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights threin.

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.

County of DAVIDSON 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Woodlawn Estates, as recorded in Book 843, Page(s) 82.

This is improved property located at 408 Delaware Avenue Madison TN 37115

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 29th day of May, 2026.

James Arlen Rusley

Lindie Lane Rusley by James Arlen Rusley, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Arlen Rusley, 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, and who further acknowledged that he is the Attorney-in-Fact for Lindie Lane Rusley and that he is authorized by Lindie Lane Rusley to execute this instrument on their behalf.

Witness my hand, at office, this 29th day of May, 2026.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028