WARRANTY DEED

Karen Johnson
Batch # 1433419
06/15/2026 02:42:59 PM
Fees: $13.00 Taxes: $777.00

Davidson County
DEEDWARR
2 pgs

20260615-0054030

W-KRR-26-1284

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 7/16/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Walking Bridge Homes LLC **Prolific Homes LLC**	**SAME AS NEW OWNER**	
(NAME) **3539 Rockledge Way**	(NAME)	**053-05-0-015.00**
(ADDRESS) **Murfreesboro, TN 37129**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOBBY G. GAINES, JR. AND BRENDA E. GAINES RAGER, AS JOINT TENTANTS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WALKING BRIDGE HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A 50% INTEREST AND PROLIFIC HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A 50% INTEREST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 155 on the plan of Sequoia Valley, Section 3, of record in Plan Book 4460, Page 83, Register's Office for said County.

Said Lot No. 155 fronts 113.4 feet on the westerly margin of Cheyenne Boulevard and extends back 244.7 feet on the northerly line and 250.5 feet on the southerly line to a broken line in the rear, measuring 85.9 feet thereon.

Being the same property conveyed to Sherry Ezell Schlossnagle by Administrator's Deed from Bobby G. Gaines, Jr., Administrator of the Estate of Theo Howard Ezell, Case #26P-93 in the Seventh Circuit Court of Davidson County, Tennessee, of record in Instrument No. 20260615-0054028, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bobby G. Gaines, Jr. and Brenda E. Gaines Rager by Quitclaim Deed from Sherry Ezell Schlossnagle, of record in Instrument No. 20260615-0054029 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4460, Page 83, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4047, Page 877 and Book 4598, Page 384, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1284 Cheyenne Blvd, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 12th DAY OF JUNE, 2026.

Bobby G. Gaines, Jr.

Brenda E. Gaines Rager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY G. GAINES, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of June, 2026.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA E. GAINES RAGER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of June, 2026.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212