WARRANTY DEED	STATE OF Tennessee COUNTY OF Robertson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th day of June, 2026 . Notary Public My Commission Expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Nadezhda Fanin, Trustee of Hudson Family Generations Trust No. Four	**NEW OWNER**	012-00-0-199.00 & 012-00-0135.00
1834 Baker Road		
Goodlettsville, TN 37072		

Karen Johnson Davidson County
Batch# 1435959 DEEDWARR
06/18/2026 03:56:30 PM 4 pgs
Fees: $23.00 Taxes: $4,162.50
20260618-0055599

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Gary W. Temple, Executor of Estate of Daphne Smith, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nadezhda Fanin, Trustee of Hudson Family Generations Trust No. Four, 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 One:

Land in Davidson County, Tennessee and more particularly described as follows:

Commencing at an iron rod in the southerly right of way margin of Baker Road thence S 7°51'50" W 573.82 feet to the point of beginning; thence S 7°51'50" W 748.9 feet to an iron rod; thence N 83°39'48" W 404.69 feet to an iron rod; thence N 7°43'22" E 539.58 feet to an iron rod; thence S 83°39'31" E 195.00 feet to an iron rod; thence N 8°38'39" E 210.00 feet to an iron rod; thence S 83°39'31" E 208.16 feet to the point of beginning, containing 6.02 acres more or less.

Parcel Two:

Tract 1:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 22 on a survey dated May 13, 1986, by Richard C. Kessinger, Surveyor, Number 1038, Job Number 86-113, and more specifically described as follow:

Beginning at an iron pin in the southerly margin of Baker Road (said point being South 58°21'14" West 163.93 feet; thence in a westerly direction on a curve having a radius of 311.50 feet, a tangent of 222.08 feet and a delta angle of 70°58'23" for a distance of 385.86 feet; thence, North 46°09'44" West 81.89 feet to a point; thence, North 46°09'44" West 120.00 feet to a point; thence, in a westerly direction on a curve having a radius of 595.21 feet, a

tangent of 196.11 feet and a delta angle of 36°28'20" for a distance of 108.90 feet from the southwesterly corner of the intersection of Baker Road and Old Dickerson Pike; thence, South 5°41'19" West 1422.72 feet to an iron pin; thence, North 85°40'55" West 404.69 feet to an iron pin; thence, North 5°26'27" East 558.09 feet to an iron pin; thence South 84°06'48" East 250.00 feet to an iron pin; thence North 5°41'19" East 921.27 feet to an iron pin in the southerly margin of Baker Road; thence, with said margin of said Road in an easterly direction on a curve having a radius of 595.21 feet, a tangent of 196.11 feet and a delta angle of 36°28'20" for a distance of 164.13 feet to the point of beginning and containing 8.40 acres more or less.

Tract 2:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 23 on a survey dated May 13, 1986, by Richard C. Kessinger, Surveyor, Number 1038, Job Number 86-113, and more specifically described as follows:

Beginning at an iron pin in the southerly margin of Baker Road (said point being South 58°21'14" West 163.93 feet; thence in a westerly direction on a curve having a radius of 311.50 feet, a tangent of 222.08 feet and a delta angle of 70°58'23" for a distance of 385.86 feet; thence, North 46°09'44" West 81.89 feet to a point; thence, North 46°09'44" West 120.00 feet to a point; thence, in a westerly direction on a curve having a radius of 595.21 feet, a tangent of 196.11 feet and a delta angle of 36°28'20" for a distance of 273.03 feet from the southwesterly corner of the intersection of Baker Road and Old Dickerson Pike); thence, South 5° 41' 19" West 921.27 feet to an iron pin; thence, North 84° 06' 48" West 250.00 feet to an iron pin; thence, North 5° 54' 41" East 921.02 feet to an iron pin in the southerly margin of Baker Road; thence, with said margin of said road South 86° 35' 19" East 141.00 feet to a point; thence, in an easterly direction on a curve having a radius of 595.21 feet, a tangent of 196.11 feet and a delta angle of 36° 28' 20" for a distance of 105.85 feet to the point of beginning and containing 5.27 acres more or less.

INCLUDING IN THE ABOVE DESCRIBED PROPERTY, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND:

Land in Davidson County, Tennessee and more particularly described as follows:

Commencing at an iron rod in the southerly right of way margin of Baker Road thence S 7°51'50" W 573.82 feet to the point of beginning; thence S 7°51'50" W 748.9 feet to an iron rod; thence N 83°39'48" W 404.69 feet to an iron rod; thence N 7°43'22" E 539.58 feet to an iron rod; thence S 83°39'31" E 195.00 feet to an iron rod; thence N 8°38'39" E 210.00 feet to an iron rod; thence S 83°39'31" E 208.16 feet to the point of beginning, containing 6.02 acres more or less.

Being the same property conveyed to Daphne Smith, unmarried by Deed from Wanda Wood Bond, unmarried, dated 10/22/14 and filed for record in Instrument No. 20141023-0097833, Register's Office for Davidson County, Tennessee. Daphne Smith died intestate 7/12/25. Gary W. Temple was appointed Executor by Letters Testamentary and was given full authority to sell real property by the Last Will & Testament of Daphne J. Smith, filed in Docket No. 25P2217, in the Circuit Court of Davidson County, Tennessee (Probate Division).

This conveyance is subject to the following:

Acreage is for identification purposes only, exact acreage is not intended or insured.

Subject to any and all easements and minimum building setback lines of record.

Taxes for the year 2026 are a lien, not yet due and payable and subsequent years.

Subject to Restrictive Covenants of record in Book 6882, page 241, Register's Office for said County.

Subject to Right of Way to Southern Bell Telephone and Telegraph of record in Book 1118, page 463, Register's Office for said County.

Subject to Right of Way Easement of record in Book 1634, page 623, Register's Office for said County.

Subject to 40' Ingress and Egress Easement of record in Book 9733, page 199, Register's Office for said County.

This is unimproved X improved property, known as 1834 Baker Road, Goodlettsville, TN 37072

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 hand this 18th day of June, 2026.

Estate of Daphne Smith

By: Gary W. Temple Executor

Gary W. Temple, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gary W. Temple as Executor of the Estate of Daphne Juanita Smith, 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 Executor of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of June, 2026.

Cassie Pulley

Notary Signature
My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

CERTIFICATE OF AUTHENTICITY

I, Cassie Pulley, 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 a true and exact copy of the original document executed and authenticated according to law on 6/18/26.

Affiant Signature

Date: 6/18/26

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 18th day of June, 2026.

Notary Public

My commission expires: 8/24/27

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

202606180055599