THIS INSTRUMENT PREPARED BY: ***W. Carl Spining*** ***ORTALE KELLEY LAW FIRM, PLLC*** *330 Commerce Street, Suite 110* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999* ***File No. 79921***	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration for this transfer is $735,000.00.* *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2026.* *Notary Public* *My commission expires:* 6/20/2028 AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-20-2028

Name and Address of New Owners:

Ronald Stevens Wright, Jr.
Sandy Brewer Wright
814 Stonebrook Drive
Lebanon, Tennessee 37087

Send Tax Bills To:

Same Address as New Owner

Karen Johnson Davidson County
Batch# 1440977 DEEDWARRSP
07/01/2026 02:29:30 PM 5 pgs
Fees: $28.00 Taxes: $2,719.50
20260701-0059567

Street Address of Subject Property:	**Map and Parcel No.:**
402 Windsor Green Blvd Goodlettsville, TN 37072	026-6-B-025.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ARMED SERVICES MUTUAL BENEFIT ASSOCIATION**, an unincorporated Fraternal Benefit Association, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **RONALD STEVENS WRIGHT, JR. and SANDY BREWER WRIGHT**, their heirs and

assigns, hereinafter called the Grantees, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Replat Northcreek Commons Lots 23-27 of record in Plat at Instrument No. 20180531-0051929, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Armed Services Mutual Benefit Association, an unincorporated, Fraternal Benefit Association by Warranty Deed from SC Realty, Inc., a Delaware corporation, of record in Book 10863, page 141 Register's Office for Davidson County, Tennessee, dated March 27, 1998 and recorded on March 31, 1998.

This is unimproved property located at 402 Windsor Green Blvd, Goodlettsville, Davidson County, TN 37072.

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 Davidson County taxes have been prorated between the parties and assumed by the Grantees.

2. All matters shown on the plat of record as Instrument No. 20171218-0128723 and corrected in Instrument No. 20180531-0051929, both of record in the Register's Office for Davidson County, Tennessee.

3. Easements to Madison Suburban Utility District, as set forth in instrument recorded in Book 4377, page 94, Register's Office for Davidson County, Tennessee.

4. Easement(s) to American Telephone and Telegraph Company, as set forth in instrument recorded in Book 6753, page 772, Register's Office for Davidson County, Tennessee.

5. Easement Agreement of record in record in Book 11304, page 891, Register's Office for Davidson County, Tennessee.

6. Easement for construction and maintenance of a drainage facility as set forth in Instrument No. 20000920-0093667, Register's Office for Davidson County, Tennessee.

7. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20170707-0068414, Register's Office for Davidson County, Tennessee.

8. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

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, theirs heirs and assigns, forever; and Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons claiming by or through Grantor, but not further or otherwise. 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.

[Signature on following page]

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 29th day of June, 2026.

ARMED SERVICES MUTUAL BENEFIT ASSOCIATION,
an unincorporated fraternal benefit association

BY: Brice N. Smith
Brice N. Smith, Association Representative

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Brice N. Smith, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Association Representative of **ARMED SERVICES MUTUAL BENEFIT ASSOCIATION,** an unincorporated fraternal benefit association, and that he as Association Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the association as said Association Representative.

Witness my hand and seal, the day and year first above written.

J Walker Lewis
NOTARY PUBLIC

My Commission Expires: 11-5-29

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 June 29, 2026 (date of document).

Affiant Signature

June 29, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

