THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654694** Karen Johnson Davidson County Batch # 1441700 07/02/2026 09:31:25 AM DEEDQC Fees: $13.00 Taxes: $3,829.50 2 pgs 20260702-0059706	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,035,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2026. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Bennett Family Enterprise LLC 955 Greerland Drive Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132-01-0-185.00

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, **Austin L. McMullen and Kelly M. McMullen, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Bennett Family Enterprise LLC, a Tennessee Limited Liability Company** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 68, as shown on the map entitled Map of Rolling Meadows, of record in Plat Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to AUSTIN L. MCMULLEN AND WIFE, KELLY M. MCMULLEN, by deed from MICHAEL P. HAMMOND AND WIFE, CAROL A. HAMMOND, TRUSTEES UAD OCT 3, 1996 OF THE HAMMOND JOINT REVOCABLE LIVING TRUST AGREEMENT, of record in Instrument No. 20050708-0079340, dated July 7, 2005, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 132-01-0-185.00.

Matters shown on the Plan of record in Plat Book 1424, pages 98 and 99, said Register's Office.

This is improved property located at 955 Greerland Drive Nashville TN 37204

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 30th day of June, 2026.

Austin L. McMullen

Kelly M. McMullen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Austin L. McMullen and Kelly M. McMullen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2026.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

My Commission Expires: _____