Karen Johnson
Batch # 1442299
07/06/2026 08:45 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260706-0060198

STATE OF MISSISSIPPI
COUNTY OF LEE

The actual consideration of value whichever is greater for this transfer is $-10-.

AFFIANT

Sworn to and subscribed before me on this 24th day of June, 2026.

NOTARY PUBLIC

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 20165 PENNY B. COOK Commission Expires Feb. 10, 2029 PRENTISS COUNTY

Prepared by:
Gregory D. Pirkle, MS Bar No. 4369

Phelps Dunbar LLP
P. O. Box 1220
Tupelo, MS 38802-1220
(662) 842-7907

Map/Parcel #04104000600

WARRANTY DEED
(Subject to Reservation of Life Estate)

GRANTOR:

CYNTHIA C. RAPER
1205 Dalemere Drive
Nashville, TN 37207
(615) 473-6599

GRANTEE:

RAPER FAMILY HOLDINGS, LLC,
a Mississippi limited liability company
1205 Dalemere Drive
Nashville, TN 37207
(615) 473-6599
(And Send Tax Bills To)

In consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CYNTHIA C. RAPER, Grantor, hereby grants, bargains, sells and conveys my interest unto RAPER FAMILY HOLDINGS, LLC, a Mississippi limited liability company, Grantee, the real property, together with all improvements located thereon, located in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A

LESS AND EXCEPT any portion of the property described on Exhibit A previously conveyed by Grantor.

SUBJECT TO: The transfer of the property described on Exhibit A is subject to the reservation by Grantor of a life estate in all of the property described, the duration of which is to be measured as to Grantor by her lifetime.

THE ABOVE DESCRIBED PROPERTY IS PART OF THE GRANTOR'S HOMESTEAD.

THIS CONVEYANCE AND WARRANTY IS MADE SUBJECT TO THE FOLLOWING:

1. City and county ad valorem taxes which are not yet due and payable.

2. Mineral reservations and conveyances, if any, by prior owners.

3. All rights-of-way and easements of record for public roads/streets and public utilities.

4. All easements, restrictions and restrictive covenants, if any, of record.

It being the intent for Grantor to convey all property currently owned in the property described on Exhibit A less and except property previously conveyed by Grantor, and subject to the reservation of a life estate described herein.

WITNESS THE SIGNATURE of the Grantor on this the 24th day of ~~May~~ June 2026.

Cynthia C. Raper
CYNTHIA C. RAPER

STATE OF TENNESEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 24th day of ~~May~~ June 2026, within my jurisdiction, the within named CYNTHIA C. RAPER, who acknowledged that she executed the above and foregoing instrument after being duly authorized so to do.

Jessica Cammock
NOTARY PUBLIC

My Commission Expires:
07/03/2028
(SEAL)

JESSICA CAMMOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR AND GRANTEE HAVE NOT REQUESTED AND THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE PREPARER DOES NOT, BY THIS INSTRUMENT, CERTIFY THE VALIDITY OF TITLE NOR THE CORRECTNESS OF THE DESCRIPTION(S) CONTAINED HEREIN.

Indexing Instructions:

Lot No. 74, Dalemere Subdivision, Davidson County, Tennessee

EXHIBIT A

Land in the Tenth Civil District of Davidson County, Tennessee, being Lot No. 74 of Dalemere Subdivision, Section 4, of record in Plat Book 3300, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillips Real Estate Services, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20230830-0068091, in the Register's Office of Davidson County, Tennessee, dated August 29, 2023 and recorded on August 30, 2023.

And further conveyed to Hillary Sherman by Deed and Instrument Number: 202403040014697.

Source of Title : 20260706- 0060197