Name and Address of New Owner:
Jared Mullins and Hagan Mullins
1075 Garland Hollow Road
Pegram, TN 37143

Send Tax Bills To:
Lakeview Loan Servicing, LLC
507 Prudential Road
Horsham, PA 19044

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 088-00-0-052

Karen Johnson Davidson County
Batch# 1451089 DEEDWARR
07/23/2026 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $3,293.00
20260723-0066767

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeb Allen Siqueiros, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hagan Elizabeth Mullins and Jared Tyler Mullins, married to each other,** "the Grantees," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in the Second Civil District of Davidson County, Tennessee, being a portion of the property conveyed to Austin Power Company by deed from Jessie L. Anderson and Rubye O. Anderson, dated August 2, 1989, as recorded in Deed Book 7905, Page 551, Register's Office for said county and more particularly described as follows:

Beginning at an iron pin on the Easterly side of Garland Hollow Road, the Southwest corner of the property conveyed to Thomas R. Smith as recorded in Deed Book 7483, Page 859, Register's Office for Davidson County, Tennessee; thence along the Southerly line of said Smith North 61 deg. 34 minutes 34 seconds East, 1,065.03 feet to an iron pin; thence along said Smith's Easterly line North 29 deg. 23 minutes 17 seconds West, 206.16 feet to an iron pin; thence along the new lines North 61 deg. 34 minutes 26 seconds East, 150.00 feet an iron pin; thence South 29 deg. 23 minutes 17 seconds East, 208.48 feet to an iron pin; thence South 39 deg. 7 minutes 15 seconds West, 365.59 feet to an iron pin; thence South 82 deg. 40 minutes 18 seconds West, 79.08 feet to an iron pin; thence South 53 deg. 12 minutes 34 seconds West, 204.77 feet to an iron pin; thence South 57 deg. 35 minutes 20 seconds West 288.76 feet to an iron pin; thence South 8 deg. 13 minutes 36 seconds West, 109.99 feet to an iron pin; thence South 28 deg. 57 minutes 22 seconds West, 133.81 feet to an iron pin on the Northerly side of aforesaid Garland Hollow Road; thence with said road South 83 deg. 56 minutes 35 seconds West, 4.43 feet to the beginning of a curve; thence along a curve to the right, having a radius of 229.83 feet, a distance of 98.47 feet; thence North 71 deg. 30 minutes 37 seconds West, 13.17 feet; thence along a curve to the right, having a radius of 160.00 feet, a distance of 123.26 feet; thence North 27 deg. 33 minutes 19 seconds West, 144.67 feet to the point of beginning and containing 5.006 acres, more or less, pursuant to survey of John Kohl Company, Patrick Coode, Surveyor, dated June 6, 1989.

Being the same property conveyed to Jeb Allen Siqueiros, Unmarried, by Warranty Deed from Kevin Anderson and Winter Anderson, Husband and Wife, of record in Instrument No. 20180709-0066233, in the Register's Office of Davidson County, Tennessee, dated July 06, 2018 and recorded on July 09, 2018.

Except that certain Deed of Trust recorded in Instrument No. 20211217-0167250 in the records of the Register's Office of Davidson County, State of Tennessee, and which evidences the indebtedness, which Grantee herein, as part of the purchase price and consideration for this deed, assume and agree to pay. And for the same consideration, Grantees hereby assume the obligations of the Veteran-maker(s), under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs in under authority of Chapter 37, Title 38, of the United States Code, and supersedes any state or local law barring or limiting deficiencies following foreclosure or real property.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of July, 2026.

_____(SEAL)
Jeb Allen Siqueiros

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of July, 2026, before me personally appeared Jeb Allen Siqueiros, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of July, 2026.

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Mary E. Armor
Notary Signature
My commission expires: 5-13-2030

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $890,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 21st day of July, 2026.

_____
Notary Public
My commission expires: _____
File No. 2026-8974-RS

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Tammy Carney,** 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 this the 21 day of July, 2026.

Affiant Signature

Date 7.21.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027