This document was prepared by
Elliot Lamson
16 Biltmore Ave. Suite #300
Asheville, NC
28801

New Owner: DRG TN LLC
Send Tax Bills To:
16 Biltmore Ave. Suite #300
Asheville, NC
28801

Karen Johnson Davidson County
Batch# 1452693 DEEDWARR
07/30/2026 11:17:30 AM 5 pgs
Fees: $28.00 Taxes: $510.05
20260730-0070180

GENERAL WARRANTY DEED

THE STATE OF TENNESSEE §
§ KNOW ALL PERSONS BY THESE PRESENTS THAT:
COUNTY OF DAVIDSON §

That, Kathy Saylors, ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration to the undersigned paid by the Grantee hereinafter named, the receipt and sufficiency of which are hereby acknowledged, has granted, distributed and conveyed, and by these presents does grant, distribute and convey unto DRG TN LLC, ("Grantee"), all of Grantor's interest in the following real property (including any improvements thereon) situated in Davidson County, TENNESSEE (the "Property"):

See Exhibit A attached hereto

To have and to hold the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the Property unto Grantee and Grantee's successors and assigns; against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made by Grantor and accepted by Grantee subject to any and all easements, covenants, leases, rights-of-way, conditions, restrictions, outstanding mineral interests and royalty interests, if any, relating to the Property, to the extent, and only to the extent, that the same may still be in force and effect, and either shown of record in the office of the County Clerk of Davidson County, TENNESSEE, or that may be apparent on the Property.

EXECUTED this the 20th day of July, 2026

[SIGNATURE PAGE TO FOLLOW]

GRANTOR:

Kathy Saylors

Kathy Saylors

THE STATE OF TENNESSEE §
§
COUNTY OF RUTHERFORD §

Personally appeared before me, the undersigned Notary Public of said state and county, Kathy Saylor, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purposes therein contained and expressed.

WITNESS my hand and seal at office, this 20th day of July, 2026.

KANDES J. DUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

NOTARY PUBLIC, State of Tennessee

EXHIBIT A

Lot Number 71, Hermitage Mill, as shown by plat of record in Plat Book 2900, Pages 48–49, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to J. Jason Saylors by the Secretary of Housing and Urban Development by Cash Deed recorded as Instrument No. 20040105-0001264, Register's Office of Davidson County, Tennessee. J. Jason Saylors died intestate, and Kathy Saylors is an heir as established by Affidavit of Heirship recorded in ~~Book _____, Page _____~~ Register's Office of Davidson County, Tennessee. INSTRUMENT NO. 20260729-0069801

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

RE:
DAVIDSON County Tax Map/Parcel ID: 075 13 0 205.00
Kathy Saylors to DRG TN, LLC, General Warranty Deed, percentage transfer.
Property Address: 301 BONNALYNN DR HERMITAGE 37076

I hereby swear of affirm that the actual consideration for this transfer OR the value of the property transferred, *whichever is greater*, is $137,850, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Further, it is sworn or affirmed that the subject General Warranty Deed, dated 7/20/2026 is for a conveyance limited to a 50% interest in the whole property held by the Grantor.

The deed terms, including the derivation clause, is incorporated herein and adopted by reference. The Grantor therein holds, by intestate succession, that percentage interest conveyed therein.

NAME & ADDRESS of PROPERTY OWNER:
Name: DRG TN, LLC
Address: 16 Biltmore Ave.
Suite #300
Asheville, NC 28801

NAME/ADDRESS of PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF PROPERTY TAX:
Name: DRG TN, LLC
Address: 16 Biltmore Ave.,
Suite #300
Asheville, NC 28801

NAME & ADDRESS OF MORTGAGOR HOLDER:
None

WITNESS MY HAND AND SEAL, this 27th day of July 2026.

Benjamin Lamson
Grantee-Affiant

SWORN TO AND SUBSCRIBED before me, this 27th day of July 2026.

William Riley
NOTARY PUBLIC

My Commission Expires: 11/08/2027

Notarized remotely using audio-video communication technology via Proof.

WILLIAM RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Commission Expires
November 8, 2027

Tennessee Certification of Electronic Document

I, Mae Atherton, 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 07/30/26 (date of document).

Affiant Signature

07/30/26
Date

State of Tennessee

County of Hamilton

Sworn to and subscribed before me this 30th day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 2/28/28

NOTARY'S SEAL

LACIE RANDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

202607300070180