WARRANTY DEED

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~WILSON~~ Collin
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 3-31-2027

(AFFIX SEAL)

SABA CHAUDHRY NOTARY PUBLIC STATE OF TEXAS ID 128568138 EXP. 03-31-2027

Karen Johnson Davidson County
Batch# 1456612 DEEDWARR
08/07/2026 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,095.20
20260807-0073143

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Grayce Bernard	First Choice Lending Services, LLC, A TN LLC	086-08-0A-049.00
(NAME)	(NAME)	
12010 Antler Drive	9821 Cogdill Rd, Ste 2	
(ADDRESS)	(ADDRESS)	
Frisco, TX 75035	Knoxville, TN 37932	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Skytopia Investments, LLC. a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Grayce Bernard, a single woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 454 on the Plan of Phase III-A, Camden Woods of record in Plat Book 7900, Page 571, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Skytopia Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Floyd Welton and Candice Welton, husband and wife, dated 04/09/2018, of record in Instrument No. 20180525-0050309, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2308 Willesden Green Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves,

our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. 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.

Effective the 4th day of August, 2026.

Skytopia Investments, LLC. a Tennessee Limited Liability Company

By: _____
Dominique Batson, Member

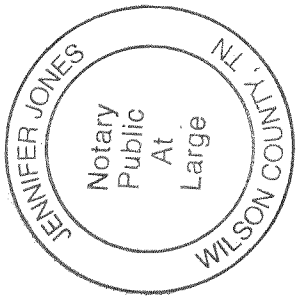
State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dominique Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Member the within named bargainor, a TN Limited Liability Company, and that she as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Dominique Batson, as such Member.

Witness my hand and Official seal this 4th day of August, 2026.

_____
Notary Public
My Commission Expires: 1.31.29

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122



CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 August 4, 2026.

Lissa Groom
Affiant
Date: August 4, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 4th day of August, 2026

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON