Prepared By & Return To: Rhythm Title, LLC 1585 Mallory Lane Ste. 205 Brentwood, TN 37027 RT-26-2868	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,070,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of August, 2026 Notary Public Commission Expires: 5/19/30

Karen Johnson Davidson County
Batch# 1459891 DEEDWARR
08/17/2026 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $3,959.00
20260817-0076343

B CORTEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030

Address of New Owner	Send Tax Bills To:	Map & Parcel
Craig Perry and Julie Perry 2426 Brittany Drive Nashville, TN 37206	Fairway Independent Mortgage Corp. P.O. Box 679216 Dallas, TX 75267	083-16-0H-001-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Mark One Development LLC, a California Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Craig Perry and Julie Perry, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit No. A, on the Plan of 2426 Brittany Dr, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230731-0058966, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to MILZ Development & Construction, a California corporation by Warranty Deed from New Day Homes, LLC, a Tennessee limited liability company, dated April 13, 2023 and recorded April 14, 2023 in Instrument No. 20230414-0027577, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark One Development, LLC, a Tennessee limited liability company by Quitclaim Deed from MILZ Development & Construction, a California Corporation of record in Instrument No. 20231208-0095020 Register's Office for Davidson County, Tennessee, dated December 06, 2023 and recorded on December 08, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2426 Brittany Drive, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Dated this the 31 day of July, 2026.

Mark One Development LLC, a California Limited Liability Company

By: _____
Mark Milz, Member

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mark Milz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Member of Mark One Development, LLC, a California limited liability company, and that he/she is authorized by Mark One Development, LLC to execute this instrument on its behalf as such Member.

Witness my hand and official seal, this 31st day of July, 2026.

_____
Notary Signature

My commission expires: 11/12/27

KATHERINE DA EIRA
Notary Public - California
Contra Costa County
Commission # 2471054
My Comm. Expires Nov 12, 2027

True Copy Certification

I, Yvette Meldrum, 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 July 31, 2026.

Signature

July 31, 2026

State of Tennessee

County of Williamson,

Sworn to and subscribed before me this 31 day of July, 2026.

B. Cortez

Notary's Signature

My Commission Expires: 5/19/30

B CORTEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030