WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 184,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2026.

Notary Public

COMMISSION EXPIRES: 7-2-2029

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2029

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1459920 DEEDWARR
08/17/2026 11:20:30 AM 2 pgs
Fees: $13.00 Taxes: $680.80
20260817-0076381

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DR Properties, LLC	Same As New Owner	107-14-0-051
(NAME)	(NAME)	
580 Academy Road		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Glenda R. Verble, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DR Properties, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Lot No. 57 on the Plan of Miro Meadows of record in Book 1424, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert R. Verble, unmarried by Warranty Deed from Eddie L. Ratley and wife, Allie H. Ratley of record in Book 3996, page 207, dated March 10, 1966, and recorded March 14, 1966, Register's Office for Davidson County, Tennessee. Robert R. Verble having since died July 28, 2013, leaving an unprobated will devising subject property to Glenda R. Verble, as set out in the Affidavit of Heirship of record in Instrument No. 20131230-0130674, dated December 20, 2013 and recorded December 30, 2013, Register's Office for Davidson County, Tennessee. The Decedent's only children, David Verble, Tracy Verble, and Christy Verble, conveyed their interest in subject property to Glenda R. Verble by Quitclaim Deed of record in Instrument No. 20131230-0130675, dated December 17, 2013 and recorded December 30, 2013, said Register's Office. Christy Verble and Christy Hunter are one and the same person.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **905 Goodbar Drive** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) (State) **37217** (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 GRANTEES, their heirs, successors and assigns forever; and we do 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, successors 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.

Witness our hands this 30th day of July, 2026.

Glenda R. Verble

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Glenda R. Verble,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 30th day of July, 2026.

Notary Public

Commission Expires: _____

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires NOV. 6, 2029

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, do herby 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 the law of this the 30th day of July, 2026.

07/30/2026

Robert L. Scruggs, Affiant Date

State of Tennessee)
County of Davidson)

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

Notary's Signature

My Commission Expires: **07/02/2029**

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2029