WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 2026.

Notary Public
COMMISSION EXPIRES: 3/6/27

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY
(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch # 1465231 DEEDWARR
08/31/2026 08:38:47 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20260831-0080124

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Natalie A. Barnes	Southern Bank of Tennessee	044-15-0-073.00 P/O Parent 004-15-0T-002.00CO (for 2026)
(NAME)	(NAME)	
1000 Bryan Street, Unit B	675 N Mt Juliet Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Mt. Juliet, TN 37122	
(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, **Jones Construction, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Natalie A. Barnes, an unmarried woman,** 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 located in DAVIDSON County, Tennessee, and being known and designated as all of Unit B, as established by Master Deed for 1000 Bryan Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20250904-0070849, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "C", to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of 1000 Bryan Street, A Horizontal Property Regime with Private Elements, contained in said Master Deed, the plat filed as Exhibit "C" to said Master Deed appearing in Instrument No. 20250904-0070849, and Bylaws appended thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

BEING the same property conveyed by Warranty Deed from Mechelle J. Lynch, Personal Representative and heir and Joe Neal Lynch and Doney Joel Lynch heirs of the Estate of Paul Allen Lynch to Bars Hooper Holdings, LLC, a Tennessee limited liability company, recorded July 1, 2025, as Instrument No. 20250701-0051770, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed by Warranty Deed from Bars Hooper Holdings, LLC, a Tennessee limited liability company to Jones Construction, LLC, recorded July 1, 2025, as Instrument No. 20250701-0051917, Register's Office for Davidson County, Tennessee.

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 1000 Bryan Street, Unit B (House Number) (Street) (P.O. Address) Old Hickory, TN (City or Town) 37138 (Postal Zip)

File No.: 9399-26
Warranty Deed Individual LES rev. 09-2018

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 27th day of August, 2026.

Jones Construction, LLC, a Tennessee Limited Liability Company

By: S. Nixon Pressley, DESIGNATED AGENT
S. Nixon Pressley, Designated Agent

State of Tennessee

County of Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **S. Nixon Pressley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged himself to be an Designated Agent of Jones Construction, LLC, a Tennessee limited liability company, the within named Grantor, and who in my presence executed the within instrument for and on behalf of said Grantor by signing Grantor's name by himself as an Designated Agent thereof, and further upon oath acknowledged that he did so as his free act and deed for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 27th day of August, 2026.

Notary Public

Commission Expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON