

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $300,000.00.

Brittany R. Jones
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of August, 2026.

Kim Perry
NOTARY PUBLIC

My commission expires: 1/30/29

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Desiree M. Arnold (NAME)	Lower, LLC (NAME)	044-05-0-038.00
332 Keeton Avenue (ADDRESS)	5950 Symphony Woods Rd. Ste. 312 (ADDRESS)	
Old Hickory, TN 37138	Columbia, MD 21044	

Karen Johnson Davidson County
Batch# 1468793 DEEDWARR
09/04/2026 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260904-0082448

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Brad Mullins and Isabella Green, a married couple,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Desiree M. Arnold, an unmarried woman,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the northwesterly 16 feet of Lot No. 53 and the southeasterly 53 feet of Lot No. 52 on the unrecorded plan of Scenic View Subdivision, and known as Lot "AA", on the unrecorded plan showing a re-subdivision of Lots 51 to 57 and other lots in said subdivision of Scenic View, and described as follows:

Beginning at a point in the southwesterly margin of Keeton Avenue, 16 feet southeast from the original corner of Lots Nos. 52 and 53, this said beginning point likewise being 963.2 feet northwest from a concrete monument set at a curve into Hillman Place; thence with the margin of Keeton Avenue, northwesterly 72 feet to a point which is 56 feet northwest from the original corner of Lots Nos. 52 and 53; thence S 43 deg. 59 mins. W 165 feet to a point; thence S 46 deg. 10 mins. E 72 feet to a point; thence N 43 deg. 59 mins. E 165 feet to the point of beginning.

Being the same property conveyed to Brad Mullins and Isabella Green, a married couple, by Warranty Deed from CK Flips 615, LLC, a Tennessee Limited Liability Company, dated December 27, 2022 and recorded December 30, 2022 as Instrument No. 20221230-0134096, in the Register's Office for Davidson County, Tennessee.

Isabella Green being one and the same person as Isabella Mullins.

This property is __unimproved _X_improved property known as: 332 Keeton Avenue, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of August, 2026.

Brad Mullins

Isabella Mullins

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brad Mullins and Isabella Mullins, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:

TAYLOR JOHNSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 14, 2029
COUNTY OF WILSON

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 8/31/26 (date of document).

Affiant Signature

8/31/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 31st day of August, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29