WARRANTY DEED

Karen Johnson Davidson County
Batch# 1469780 DEEDWARR
09/08/2026 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20260908-0083002

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $600,000.00.

Affiant

Subscribed and sworn to me on 09/01/26.

NOTARY PUBLIC

My Commission Expires: 9/3/29

BROOKE BELLAMY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/03/2029 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Little River Ventures LLC 408 Landon Drive Nashville, TN 37220	SAME AS NEW OWNER	146 12 0 001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David Lee Barnett, Trustee of the Barnett Joint Revocable Living Trust Agreement U/A/D FEB 28 2001, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Little River Ventures LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 295 on the Plan of CRIEVE HALL ESTATES, SECTION FOUR, as of record in Plat Book 2133, Page 80, 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 Samuel D. Barnett and wife, Patricia L. Barnett, Trustees of the Barnett Joint Revocable Living Trust Agreement U/A/D FEB 28 2001, by Quitclaim Deed from Samuel D. Barnett, and Patricia L. Barnett, Individually, of record in Instrument No. 20010306-0020973, in the Register's Office of Davidson County, Tennessee, dated February 28, 2001, and recorded on March 06, 2001. The said Samuel D. Barnett died on February 03, 2017, then Patricia L. Barnett died November 30, 2025. David Lee Barnett is the authorized successor trustee pursuant to Certification of Trust recorded in Instrument No. 202609080083001, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 500 Arrowwood Drive, Nashville, Tennessee 37220.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 my hand this 09/01/26.

Barnett Joint Revocable Living Trust
Agreement U/A/D FEB 28 2001

BY: _____
David Lee Barnett, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of September, 2026, before me, the undersigned Notary Public, personally appeared, David Lee Barnett, known to me (or proved to me on the basis of satisfactory evidence), to be the trustee of the Barnett Joint Revocable Living Trust Agreement U/A/D FEB 28 2001, the within named bargainor, and that he as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Barnett Joint Revocable Living Trust Agreement U/A/D FEB 28 2001, by himself as such trustee.

Witness my hand and official seal on 09/01/26.

_____
NOTARY PUBLIC

My Commission Expires: 9/3/29

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on September 1st, 2026.

John Cobb Rochford

September 1st, 2026

Date

State of Tennessee

County of Davidson

Personally appeared before me Katherine Cooper, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on September 1st, 2026.

Katherine Cooper



My Commission Expires: 07/02/29