Warranty Deed

Karen Johnson Davidson County Batch# 1471638 DEEDWARR 09/10/2026 02:56:30 PM 3 pgs Fees: $18.00 Taxes: $4,995.00 20260910-0084239	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00. Affiant Subscribed and sworn to before me, this the 9th day of September, 2026. Notary Public My commission expires: 11-9-2027

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Range Construction LLC	New Owner(s)	130-09-0-040.00
129 Haverford Drive		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLES W. KIBBONS, III, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANGE CONSTRUCTION LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that tract or parcel of Land in Davidson County, Tennessee, as follows:

Being Lot No. 14 in Block "B" on the Second Revised Plan of Highlands of Belle Meade No. 2 Blocks A, B, C, D which plan is recorded in Plat Book 1130, Page 62, Register's Office of Davidson County, to which plan reference is made for a more complete description.

Being the same property conveyed to Eleanor B. Sadler, unmarried by Warranty Deed from Jean R. Cheek Leigh, married of record in Instrument No. 20001227-0126142 Register's Office for Davidson County, Tennessee, dated December 27, 2000 and recorded on December 27, 2000.

Being the same property conveyed to Charles W. Kibbons, III and Eleanor B. Sadler, with retained right to divest, by Warranty Deed from Eleanor B. Sadler of record in Instrument No. 20010524-0054318 Register's Office for Davidson County, Tennessee, dated December 31, 2000 and recorded on May 24, 2001. Eleanor B. Sadler having since died on or around August 14, 2007 leaving Charles W. Kibbons, III surviving tenant by the entirety.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 147 Alton Road, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of September, 2026.

Charles W. Kibbons, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charles W. Kibbons, III, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of September, 2026.

Notary Public

My Commission Expires: 2-2-2030

JARED L. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 9-9-2026.

Affiant Signature — Date: 9-9-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9-9-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY