RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1474546 DEEDWARR
09/17/2026 09:43:49 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20260917-0086603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/04/2027
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TNSG, LLC	Same as New Owner	
(NAME)	(NAME)	
6688 Nolensville Road, Ste 108-154		163-00-0-157.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **TIMBER LINE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TNSG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, according to a survey by Donald R, Carver, Surveyor, dated October 10, 1979, and being all of the property described in Deed Book 6964, Page 765, Register's Office, Davidson County, Tennessee, as follows:

Beginning at a point in the Northerly margin of Mount View Road, said point being the Southeasterly corner of the property conveyed to Joe B. Hood, etux, from James D. Lane, etux as of record in Book 3973, Page 400, Register's Office for Davidson County, Tennessee; thence along the Northerly margin of Mount View Road, North 87 degrees 45 minutes West, 366.79 feet; thence still along the Northerly margin of Mount View Road in an arc in a Westerly direction, 212.21 feet; thence North 45 degrees 00 minutes East, 159.93 feet; thence North 35 degrees 45 minutes East, 430.10 feet; thence South 88 degrees 00 minutes East, 361.79 feet; thence South 2 degrees 30 minutes West, 310.0 feet; thence North 87 degrees 45 minutes West, 210.0 feet; thence South 2 degrees 30 minutes West, 210.0 feet to the point of beginning, containing 6.8 acres, more or less.

Being the same property conveyed to Brandal R. Johnston, and wife and Judy A. Johnston by Warranty Deed from Robert M. Krull of record in Instrument No. 20141007-0092903 Register's Office for Davidson County, Tennessee, dated October 06, 2014 and recorded on October 07, 2014.

Being the same property conveyed to Timber Line, LLC, a Tennessee Limited Liability Company by Quitclaim Deed of record in Instrument No. 20260526-0047309, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

JW2026-552

unimproved
This is improved x property, known as 5065 Mount View Rd, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (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 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 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 16th day of September, 2026

TIMBER LINE, LLC

BY: _____

BRANDAL R. JOHNSTON, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Brandal R. Johnston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Timber Line, LLC, and that he as such Member of Timber Line, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Timber Line, LLC.

Witness my hand and official seal this 16th day of September, 2026.

Commission expires:

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 28, 2029
COUNTY OF WILLIAMSON

_____
Notary Public

JW2026-552