Karen Johnson Davidson County
Batch# 1477137 DEEDWARR
09/24/2026 10:11:30 AM 7 pgs
Fees: $38.00 Taxes: $4,849.22
20260924-0088617

WARRANTY DEED

Name & Address of Grantee: Nashville Cat Rescue Holdings, LLC, 2518 Lebanon Pike Nashville, TN 37214 *Send Tax Bills To:* 2518 Lebanon Pike Nashville, TN 37214 Map & Parcel No.: 09504000900 This document was prepared by: Martin & Jones, PLLC 220 College Street East; Suite F Fayetteville, TN 37334	STATE OF TENNESSEE COUNTY OF LINCOLN The actual consideration or the value, whichever is greater, for this transfer is $1,310,600.00 Affiant Subscribed and sworn to before me, this 11th day of September, 2026. NOTARY PUBLIC My Commission Expires: June 27, 2028 SEAL

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, James Micheal Brown, Susan B. Brown, William Keith Lee, and Regina Lee (herein refrenced to as "Grantor") has bargained and sold and, by these presents, hereby transfers and conveys unto Nashville Cat Rescue Holdings, LLC, (herein referred to as "Grantee") in fee Simple, and their successors and assigns, forever, the real property in the County of DAVIDSON, Tennessee, known as 2518 Lebanon Pike, Nashville, TN 37214, as further described in **Exhibit A**, attached hereto (herein referenced as "Property").

SUBJECT TO all applicable zoning and building regulations; all matters of record in the Register's Office for DAVIDSON County; all matters an accurate survey of the Property would reveal; 2026 real estate taxes, which are to be paid by Grantee, and which Grantee has assumed the obligation to pay when due and payable.

TO HAVE AND TO HOLD the Property together with all the estate, title, interests, improvements thereon, and the appurtenances thereto belonging unto Grantee, their successors, heirs, and assigns forever.

GRANTOR COVENANTS with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has a good and lawful right to sell and convey the same; and that the same is free, clear, and unencumbered save and except as set out herein.

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 this the 11th day of September, 2026

(SEAL)
James Micheal Brown

STATE OF TENNESSEE
COUNTY OF LINCOLN

On this 11th day of September, 2026, before me personally appeared James Micheal Brown, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of September, 2026.

Kathleen D. Stewart
Notary Signature
My commission expires: June 27, 2028

KATHLEEN D. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF LINCOLN
My Comm. Expires June 27, 2028

WITNESS this the 11th day of September, 2026

_____(SEAL)
Susan B. Brown

STATE OF TENNESSEE
COUNTY OF LINCOLN

On this 11th day of September, 2026, before me personally appeared Susan B. Brown, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of September, 2026.

_____
Notary Signature
My commission expires: June 27, 2028

KATHLEEN D. STEUART
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF LINCOLN
My Comm. Expires June 27, 2028

WITNESS this the 11th day of September, 2026

William Keith Lee (SEAL)
William Keith Lee

STATE OF TENNESSEE
COUNTY OF LINCOLN

On this 11th day of September, 2026, before me personally appeared William Keith Lee, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of September, 2026.

Kathleen D. Steuart
Notary Signature
My commission expires: June 27, 2028

KATHLEEN D. STEUART
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF LINCOLN
My Comm. Expires June 27, 2028

WITNESS this the 18 day of September, 2026

(SEAL)
Regina Lee

STATE OF Alabama
COUNTY OF Marshall

On this 18 day of September, 2026, before me personally appeared Regina Lee, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18 day of September, 2026.

Notary Signature
My commission expires:

MOSSIE MAURER
NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES
JUNE 09, 2030

EXHIBIT A

Being a certain tract or parcel of land in the County. of DAVIDSON, State of Tennessee, described as follows, to wit:

Beginning in the center of the Lebanon Pike, at a point 101.5 feet Westerly from the Southwest corner of the Public School lot; thence with the center of said Pike South 78 1/2 deg. West 100.6 feet; thence North 11 degrees West 435 feet; thence North 80 3/4 degrees 100.6 feet to a point 101.5 feet Westerly from the Northwest corner of the Public School lot; thence South 11 degrees East 431 feet to the beginning, containing 1 acre, more or less.

Less and excluding the property conveyed to the State of Tennessee in Instrument No. 20250515-0038250. described as: Beginning at a point in the north margin of present right of way State Route 24 (Lebanon Pike) said point being 36.71 feet left of State Route 24 (Lebanon Pike) proposed centerline station 16+53.27; thence N 7°42'12" W a distance of 6.87 feet to a point 43.59 feet left of State Route 24 (Lebanon Pike) proposed centerline station 16+53.27; thence with proposed right of way N 82°09'53" E a distance of 100.55 feet to a point 43.84 feet |eft of State Route 24 (Lebanon Pike) proposed centerline station 17+53.82; thence S 7°42'12" E a distance of 6.81 feet to a point 37.03 feet left of State Route 24 (Lebanon Pike) proposed centerline station 17+53.83; thence with present right of way S 82°07'48" W a distance of 100.55 feet to the point of beginning, containing 0.016 acres more or less.

Subject to an easement for Sewers/Storm Drainage, recorded in Book 4278, Page 159, Register's Office for Davidson County, Tennessee. Further subject to the easements granted to the State of Tennessee in Instrument No. 20250515-0038250.

Being the remaining portion of the Property conveyed to James Micheal Brown et ux. Susan B. Brown and William Keith Lee, Jr. et ux Regina Lee in Instrument No. 20141201-0110096.

Prepared based on information supplied by the parties. No title search was preformed nor requested.

Tennessee Certification of Electronic Document

I, Jefferson L. Brannon, 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 September 11, 2026 and September 18, 2026.

Jefferson L. Brannon

September 24, 2026
Date

STATE OF TENNESSEE

COUNTY OF LINCOLN

Sworn to and subscribed before me this 24th day of September, 2026.

Kathleen D. Steuart

My Commission Expires: June 27, 2028

KATHLEEN D. STEUART
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF LINCOLN
My Comm. Expires June 27, 2028