THIS INSTRUMENT PREPARED BY:
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Hendersonville, Tennessee 37075
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Karen Johnson Davidson County
Batch # 1477388 DEEDWARR
09/25/2026 10:24:37 AM 6 pgs
Fees: $33.00 Taxes: $1,979.50
20260925-0088981

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Recovery Community, Inc. 117 Harrington Avenue Madison, Tennessee 37115	New Owner(s)	052-06-0-086.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Thirty-Five Thousand and 00/00 Dollars ($535,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DONALD TERRY and CYNTHIA TERRY, each a resident of the State of Tennessee (collectively, "Grantor"), have bargained and sold, and by these present, transfer, and convey unto RECOVERY COMMUNITY, INC., a Tennessee non-profit corporation ("Grantee"), its successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

SEE ATTACHED EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The Subject Property is improved property known as 700 Tahlena Avenue, Madison, Tennessee 37115. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference. The Subject Property has never served as either of the Grantor's marital residence.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds themselves and their heirs, successors and assigns, to warrant and forever defend the title to the Subject Property to Grantee, its successors and assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

<Signatures and notary acknowledgments appear on the following pages.>

IN WITNESS WHEREOF, the undersigned have hereunto set their signatures, this 23rd day of September, 2026.

GRANTOR:

Donald Terry
DONALD TERRY

STATE OF TENNESSEE)

COUNTY OF Sumner)

Before me, Amy Hankins the Undersigned Notary Public of said County and State, personally appeared DONALD TERRY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Hendersonville, Tennessee, this 17th day of September, 2026.

Amy Hankins
Notary Public

My Commission Expires: 6/20/2028

AMY HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-20-2028

GRANTOR:

Cynthia S Terry
CYNTHIA TERRY

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, Amy Hankins the Undersigned Notary Public of said County and State, personally appeared CYNTHIA TERRY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, at Goodlettsville, Tennessee, this 23rd day of September, 2026.

Amy Hankins
Notary Public

My Commission Expires: 6/20/2028

AMY HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-20-2028

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Five Hundred Thirty-Five Thousand and 00/00 Dollars ($535,000.00).

AFFIANT

Sworn to and subscribed before me, this 23rd day of September, 2026.

Notary Public

My Commission Expires: 6/20/2028

AMY HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-20-2028

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled A Resubdivision of Lots 76 & 77, Madison Heights Subdivision, Section 1 of record in Plat Book 6050, Page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to DONALD TERRY, A SINGLE MAN AND CYNTHIA TERRY, A SINGLE WOMAN, by deed from BRIAN GLEASON, A MARRIED MAN AND PETE KOOTSIKAS, A MARRIED MAN, of record in Instrument No. 20210922-0127251, dated September 17, 2021, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2026 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 6050, Page 119, said Register's Office.

3. Sanitary Sewer Easement of record in Instrument No. 20230509-0034433, said Register's Office.

4. Right and interest of parties in possession as tenants only.