Karen Johnson Davidson County
Batch# 1478217 DEEDWARR
09/28/2026 10:57:30 AM 4 pgs
Fees: $23.00 Taxes: $2,664.00
20260928-0089491

WARRANTY DEED

This instrument prepared by: Walter N. Winchester, Esq.
Winchester, Sellers, Foster & Steele, P.C.
100 Bluegrass Commons Blvd., Suite 2170
Hendersonville, TN 37075
Phone: (865) 637-1980

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY AND NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PREMISES HAS BEEN MADE.

Responsible Taxpayer and Property Owner:

Tan Urban Development Capital Partners, LLC
1213 Shiloh Drive
Nashville, TN 37205

Map/Parcel No. 102-14-0-051.00

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$720,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Notary Public
My Commission Expires: 5-12-30

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INDENTURE is made this the **23rd** day of **September, 2026**, by and between **Kelly L. Brownlee, a single person and John K. Brownlee, a single person, as joint tenants with right of survivorship,** (hereinafter collectively the "Grantor"), and **Tan Urban Development Capital Partners, LLC,** a Tennessee limited liability company (hereinafter the "Grantee").

W I T N E S S E T H:

That said Grantor for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and for other good and valuable considerations in hand paid by Grantee, the receipt of which is hereby

acknowledged, has granted, bargained, sold and conveyed, and does hereby, bargain, sell and convey unto said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee, together with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein, the following described Demised Premises:

Land in Davidson County, Tennessee, being Lot No. 86 (erroneously referred as Lot 85 in prior deed), on the Plan of Crest Meade, Section II, of record in Book 2331, Pages 151 and 152, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

BEING the same property conveyed to Kelly Brownlee and John Brownlee, wife and husband by Warranty Deed from Richard N. Halliburton and wife, Cheryl J. Halliburton, dated 05/23/1997, of record in Book 10468, Page 7, as corrected in Scrivener's Affidavit of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee. AND BEING the same property conveyed to Kelly L. Brownlee, a single person, and John K. Brownlee, a single person, as joint tenants with right of survivorship, by Quitclaim Deed from Kelly L. Brownlee and John K. Brownlee, a formerly married couple, dated 02/06/2023, of record in Instrument No. 20230209-0009534, as corrected in Scrivener's Affidavit of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Demised Premises to the said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee forever.

AND said Grantor, for Grantor and for the heirs, representatives, executors, administrators, successors, and assigns of Grantor, does hereby covenant with said Grantee and the heirs, representatives, executors, administrators, successors and assigns of Grantee, that Grantor is lawfully seized of the Demised Premises herein conveyed; Grantor has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons; and that said Demised Premises are free from all encumbrances, ***EXCEPT*** the lien of current *ad valorem* property taxes, assumed and to be paid by Grantee based upon pro-ration at closing.

IN WITNESS WHEREOF, the Grantor has executed this or caused the same to be executed by a duly authorized representative this the date first written above.

GRANTOR:

Kelly L. Brownlee

John K. Brownlee

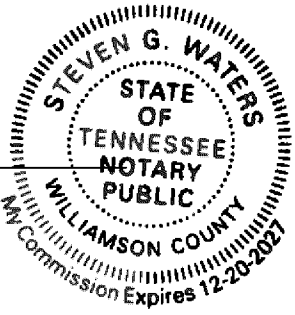
STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

Personally appeared before me, a duly commissioned **Notary Public** in and for the County and State aforesaid, **Kelly L. Brownlee,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for purposes therein contained.

Witness my hand at office this 23rd day of September, 2026.

Notary Public

My Commission Expires:_____



STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

Personally appeared before me, a duly commissioned **Notary Public** in and for the County and State aforesaid, **John K. Brownlee,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for purposes therein contained,

Witness my hand at office this 23rd day of September, 2026.

Notary Public

My Commission Expires:_____



Tennessee Certification of Electronic Document

I, Regina Snllo, 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 09/23/2026 (date of document).

Affiant Signature

09/28/2026
Date

State of Tennessee
County of Davidson

Sworn and subscribed before me this 28 day of September, 2026.

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature

My commission expires: 5.12.2030