Karen Johnson Davidson County
Batch# 1482308 DEEDWARR
10/07/2026 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $19.06
20261007-0092305

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,150.00

Affiant

Subscribed and sworn to before me, this 5TH DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/12/2029

(AFFIX SEAL)

DANIELLE WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Brothers LLC, a Tennessee Limited Liability Company	The Brothers LLC, a Tennessee Limited Liability Company	
	(NAME)	
128 Myatt Drive	264 E Old Hickory Blvd	043-11-0-131.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Lonnie Ray Harper, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto The Brothers LLC, a Tennessee Limited Liability Company , hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

The following paragraph describes a tract of land in the 19th Civil District of Davidson County, Tennessee, said tract being a portion of that property, which was conveyed to Lonnie Ray Harper, by Ruth Faye Harper, in a deed of record which is recorded in Deed Book 10654, Page 559, Register's Office for Davidson County, Tennessee, (RODCT).

Tract 1

Beginning at an iron pin (new) in the westerly margin of Myatt Drive, the southeast corner of a tract of land which belongs to Mule Train Farms, having a deed reference in Instrument Number (I.N.) 20120515-0042042, RODCT, the northeast corner of this tract and continuing with the westerly margin of Myatt Drive, as follows: S 00°37'26" E, 2.04 feet to an iron pin (new); thence with a curve to the right, having a radius of 2829.82 feet, an arc distance of 48.26 feet, and a chord bearing and distance of S 00°08'07" E, 48.26 feet to an iron pin (new), in the westerly margin of Myatt Drive, the northeast corner of a second tract of land which belongs to Mule Train Farms, having a deed reference in I.N. 20120515-0042042, RODCT; thence, N 83°33'35" W, 125.78 feet to an iron pin (old), a common corner of said second mentioned tract of land which belongs to Mule Train Farms, and a tract of land which belongs to Mothership Ventures LLC, having a deed reference in I.N. 20130703-0069087, RODCT, and a tract of land which belongs to William Starcke, having a deed reference in I.N. 20250814-0064723, RODCT; thence, N 06°37'00" E, 49.05 feet to an iron pin (old), a common corner of said tract of land which belongs to William Starcke, and a tract of land which belongs to Shirley F.B. Knight, having a deed reference in Deed Book 8009, Page 696, RODCT, and said first mentioned tract of land which belongs to Mule Train Farms; thence, S 83°59'44" E, 119.86 feet, to the point of beginning, containing 6,085 square feet, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated August 24, 2026.

The above described tract of land may be found on Tax Map 43-11, Parcel 131, in the Tax Assessor's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to James Humphrey et ux Sarah Humphrey by Warranty deed from Thomas Bailey Keels et ux Florence Lillian Keels of record in Book 6085, page 152, Register's Office for Davidson County, Tennessee, dated June 20, 1983 and recorded on June 30, 1983.

Being a portion of the same property conveyed to Lonnie R. Harper by Warranty deed from James Humphrey and wife, Sarah Humphrey of record in Book 9244, page 476, Register's Office for Davidson County, Tennessee, dated January 11, 1994 and recorded on February 8, 1994.

Being a portion of the same property conveyed to Lonnie Ray Harper by Quitclaim deed from Ruth Faye Harper of record in Book 10654, page 559, Register's Office for Davidson County, Tennessee, dated October 20, 1997 and recorded on October 22, 1997.

Lonnie Ray Harper executes this instrument by and through Ernest R. Harper, Attorney in Fact pursuant to his Power of Attorney recorded August 5, 2026, at Instrument No.20260805-0072008 in the Register's Office for Davidson County,

WARRANTY DEED
(Continued)

Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 128 Myatt Drive, Madison, TN 37115
(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/our hand(s) this 5th day of October, 2026.

Lonnie Ray Harper by Ernest R. Harper, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Ernest R. Harper, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself to be the attorney-in-fact for Lonnie Ray Harper, the within named bargainor, and that he, as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Lonnie Ray Harper by himself as attorney-in-fact and attesting the same by the said Ernest R. Harper as attorney-in-fact.

Witness my hand and seal on this the 5 day of October, 2026.

Notary Public

My commission expires: 5/12/2030

DANIEL WISHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 5TH day of OCTOBER, 2026.

Date: 10-06-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6TH day of OCTOBER, 2026.

Theresa C. Richardson

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY