Karen Johnson Davidson County
Batch# 1482473 DEEDWARR
10/08/2026 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20261008-0092561

Prepared by & Return to:
David Marttala, Attorney
Waterstone Title, Inc.
1608 Williams Drive #103
Murfreesboro, TN 37129
File No: 2025-321

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,450,000.00

TAMMY MCCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of October, 2026

Notary Public
My Commission Expires: 12/14/29

Address of New Owner	Send Tax Bills To:	Map/Parcel ID
McCorvey Tennessee Holdings, LLC 1920 N. Memorial Way, #207 Houston, TX 77007	Same	Map/parcel: 175-00-0-032.00

WARRANTY DEED

FOR AND IN 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, I/WE

Tim Smith and wife, Melinda Smith

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

McCorvey Tennessee Holdings, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), its/their/his/her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee. Bound on the north by Pierce Land Company, LLC (Inst. No. 20240108-0001519); on the east by Old Hickory Blvd.; on the south by CSX Rail Road; and on the west by The Reserve at Old Hickory, HOA (Inst. No. 20221230-0133993).

BEGINNING at an iron pin set in the north margin CSX Rail Road and the west margin of Old Hickory Blvd., thence with the north margin of CSX Rail Road, N50°33'27"W, 423.29 feet to an iron pin set; thence with the east line of The Reserve at Old Hickory HOA, N01°18'18"E, 239.60 feet to an iron pin found, being the corner of Pierce Land Company; thence with the north line of Pierce Land Company, S84°08'10"E, 605.54 feet to a concrete monument found in the west margin of Old Hickory Blvd.; thence west margin of Old Hickory Blvd. the following 4 calls as follows: S31°22'12"W, 157.10 feet to an iron pin set; thence S34°02'02"W, 51.55 feet to an iron pin set; thence S36°09'59"W, 151.55 feet to an iron pin set; thence S39°28'46"W, 186.02 feet to THE POINT OF BEGINNING, containing 4.41 acres, more or less, according to survey by Huddleston-Steele Engineering, Inc. dated October 1, 2025.

Being the same property conveyed to Tim Smith and wife, Melinda Smith by QuitClaim Deed from Charles I. Mason, dated 7/8/2009 and filed for record in Instrument No. 20090709-0064014, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles I. Mason and wife, Mary M. Mason by Warranty Deed from Louise C. Miller, a widow, dated 2/25/1983 and filed for record in Book 6012, Page 357, in the Register's Office for Davidson County, Tennessee.

This conveyance is also subject to Grant of Transmission Line Easement to the United States of America recorded in Book 11193, Page 990, Subject to Easement to Qwest Communications International, Inc. recorded in Instrument No. 20120228-0017172, Subject to Grant of Transmission Easement to Piedmont Natural Gas Company, Inc. recorded in Instrument No. 20150713-0067754, and Subject to Railroad Right of Way, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is unimproved property known as: 12802 Old Hickory Boulevard, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of October, 2026.

Tim Smith

Melinda Smith

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 5th day of October, 2026, before me personally appeared Tim Smith and Melinda Smith, 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 5th day of October, 2026.

Notary Signature
My commission expires:
6/16/29

TAMMY MCCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Shea McCauley, 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 10/05/2026 **(date of document).**

Affiant Signature

Date: October 6, 2026

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this October 6, 2026.

Notary's Signature

TAMMY MCCAULEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
NOTARY'S SEAL

MY COMMISSION EXPIRES: 10-16-29