WARRANTY DEED

Karen Johnson Davidson County
Batch# 1482531 DEEDWARR
10/08/2026 01:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20261008-0092653

STATE OF TEXAS
COUNTY OF COLLIN
I HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00 AND THAT THIS TRANSFER IS EXEMPT FROM RECORDATION TAX PURSUANT TO TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi) AS A TRANSFER BY THE TRANSFERORS TO REVOCABLE LIVING TRUSTS CREATED BY THE TRANSFERORS.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2026.

Notary Public

MY COMMISSION EXPIRES: 8/2/2027

AMY ELLEN STAVOLA NOTARY PUBLIC STATE OF TEXAS ID 119348 EXP. 08-02-2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING RETURN TO
RMP LLP
PO Box 1788, Fayetteville, AR 72702

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dirt Man Trust and Lucky Lady Trust (NAME)	William and Kimberly Penz (NAME)	105 02 3G 002.00
6307 Pintail Lane Frisco, TX 75034 (ADDRESS)	6307 Pintail Lane Frisco, TX 75034 (ADDRESS)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **William John Penz and Kimberly Diane Penz, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **William J. Penz, as trustee of the Dirt Man Trust u/a/d September 29, 2025, and Kimberly D. Penz, as trustee of the Lucky Lady Trust u/a/d September 29, 2025, and their respective successors in trust, as tenants in common, each as to an undivided one-half (1/2) interest**, hereinafter called the GRANTEE(S), their successors or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of The Cottages on 9th Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Cottages on 9th Avenue, a Horizontal Property Regime, of record in Instrument Number 20201019-0121435, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to William John Penz and Kimberly Diane Penz, husband and wife, by Warranty Deed from Blue Sky Horizon, GP, a Tennessee general partnership, of record in Instrument No. 20220809-0090601, in the Register's Office of Davidson County, Tennessee, dated August 3, 2022 and recorded on August 9, 2022.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One Hundred Edgehill Estates, as recorded in Plat Book 4860, Page(s) 25.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201019-0121435.
Easement for Dedication of Public Right-of-Way, recorded in Instrument No. 20210204-0016394.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Grantors acquired and have held the Property as tenants by the entirety. Grantors intend that the Property, and the proceeds of the sale or other disposition of the Property, shall continue to have the same immunity from the claims of the separate creditors of either Grantor as would have existed had Grantors continued to hold the Property as tenants by the entirety, and Grantors hereby provide that Tenn. Code Ann. § 35-15-510 shall apply to the Property and its proceeds.

unimproved ☐

This is improved ☒ 1016 A 9th Ave S., Nashville, TN 37203
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

Effective the 29th day of September, 2026.

William John Penz

Kimberly Diane Penz

STATE OF TEXAS
COUNTY OF COLLIN

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared William John Penz and Kimberly Diane Penz, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of September, 2026.

Notary Public:
My Commission Expires: 8/2/2027

AMY ELLEN STAVOLA NOTARY PUBLIC STATE OF TEXAS ID 119348 EXP. 08-02-2027

Certificate of Authenticity

I, Kasper Huber, 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 29, 2026.

Affiant Signature

October 6, 2026

State of ARKANSAS
County of WASHINGTON

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

Notary's Signature

My Commission Expires: 08-31-2030
Date

Notary's Seal (if on paper)

MICHELLE DAWN KAFFKA
Notary Public-Arkansas
Benton County
My Commission Expires 08-31-2030
Commission # 12711764