Karen Johnson Davidson County
Batch# 1482651 DEEDWARR
10/09/2026 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $533.54
20261009-0092803

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,200.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/12/2030

(AFFIX SEAL)

DANIEL L. 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	The Brothers LLC (NAME)	
140 Myatt Drive (ADDRESS)	264 E Old Hickory Blvd (ADDRESS)	043 11 0 130.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (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 Mule Train Farms, a partnership composed of Lonnie Ray Harper and Ernest R. Harper, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto The Brothers LLC, 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:

A certain react of land located on the Southwest corner at the intersection of Dupont Avenue and Myatt Drive, Madison, Davidson County, Tennessee, being also known as Lot No. 130 on an unrecorded plan of Block 1 of Anderson Estates, as of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, and being described according to a survey by Harold F. Moore, Surveyor, dated the 14th day of October, 1976, as follows:

Beginning at an iron pin on the Southerly margin of DuPont Avenue; thence in an Easterly direction along said Southerly margin South 85 degrees 48 minutes 40 seconds East, 88.23 feet to the point of beginning of a curve to the right with a radius of 25 feet, a distance of 36.05 feet to an iron pin on the Westerly margin of Myatt Drive; thence with said Westerly margin South 3 degrees 12 minutes East, 44.28 feet to an iron pin at the beginning of a curve to the right with a radius of 2,829.82 feet, a distance of 19.24 feet to an iron pin; thence North 81 degrees 10 minutes 48 seconds West 121.19 feet to an iron pin; thence North 3 degrees 56 minutes East 75 feet to the point of beginning, and containing 9,104 feet, more or less.

Being the same property conveyed to James Humphrey and wife, Sarah Humphrey by Warranty Deed from Danny Young, Trustee, with right of sale without necessity of joinder of beneficiaries of record in Book 6128, Page 750, Register's Office for Davidson County, Tennessee, dated August 29, 1983 and recorded on September 2, 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.

Being a portion of the same property conveyed to Mule Train Farms, a partnership composed of Lonnie Ray Harper and Ernest Harper R. Harper by Quitclaim Deed from Lonnie Ray Harper of record in Instrument No. 20120515-0042042 Register's Office for Davidson County, Tennessee, dated April 25, 2012 and recorded on May 15, 2012.

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, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 140 Myatt Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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.

Mule Train Farms, a partnership composed of Lonnie Ray Harper and Ernest R. Harper

BY: _____
Lonnie Ray Harper by Ernest R. Harper, Attorney in Fact

BY: _____
Ernest R. Harper

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ernest R. Harper, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

_____
Notary Public

My Commission Expires: 3/12/2030

(SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 official seal, this the 5th day of October, 2026.

_____
Notary Public

My Commission Expires: 3/12/2030

(SEAL)

DANIEL L. WISCHHOF 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