Karen Johnson Davidson County
Batch# 1482653 DEEDWARR
10/09/2026 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $546.24
20261009-0092807

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,633.34

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/12/2030

(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 (NAME)	
124 Myatt Drive (ADDRESS)	264 E Old Hickory Blvd (ADDRESS)	043 11 0 132.00
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, 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:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Lots 131 and 132 located on the West side of Myatt Drive, South of Dupont Street, described as follows:

Being Lot No. 19 on the unrecorded plan of Anderson Estates, Section 1, and described as follows:

Beginning at a point in the Westerly margin of Myatt Drive, at the common corner of Lots 19 and 20; thence with the margin of said Drive, Southerly 50 feet to the common corner of Lots 18 and 19; thence with the line between said lots Westerly 150 feet to the corner of 18, 19, 82 and 83; thence with the line between Lots 19 and 82, Northerly 50 feet to the corner of Lots 19, 20, 71 and 82; thence with a line between 19 and 20, Easterly 150 feet to the point of beginning. Exclusion:Included in the above described Tract No. 4,

but specifically Excluded from the conveyance is the following described tract of land conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed of record in Book 4355, Page 378, said Register's Office, which tract is described as follows:

Beginning at a point in the present Western right of way line of Myatt Drive at the Southeast corner of the Hawkins Lands; thence Westerly along the Southerly line of the Hawkins Lands 19.95 feet to the new proposed Westerly right of way line of Myatt Drive; thence Northerly along the new proposed right of way of Myatt Drive, 50.2 feet to a point in the Northerly property line of the Hawkins Lands; thence Easterly along the Northerly property line of the Hawkins Lands 24.65 feet to Hawkins' Northeast corner with the same being in the present Westerly right of way of Myatt Drive; thence Southerly along the present right of way line of Myatt Drive 50 feet to the point of beginning and containing 1,115 square feet, more or less.

Being 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.

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.

WARRANTY DEED
(Continued)

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 124 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.

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

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

BY: Ernest R.
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 5 day of October 2026.

Notary Public
My Commission Expires: 5/12/2030

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 5 day of October 2026.

Notary Public

My Commission Expires: 5/12/2030

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