Karen Johnson Davidson County
Batch# 1483128 DEEDWARR
10/12/2026 10:24:30 AM 5 pgs
Fees: $28.00 Taxes: $2,919.30
20261012-0093500

Name and Address of New Owner:
Michael B. McKee and Stacey A. McKee
2313 Sunset Place
Nashville, TN 37212

Send Tax Bills To:
Michael B. McKee and Stacey A. McKee
2313 Sunset Place
Nashville, TN 37212

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, TN 37206

Map & Parcel No: 104 15 0 245.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Aquilla Properties LLC, a Tennessee Limited Liability Company, and Create and Construct LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael B. McKee and Stacey A. McKee, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of LINDEN & WEST LINDEN of record in Plat Book 1130, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aquilla Properties LLC, a Tennessee limited liability company and Create and Construct, LLC, a Tennessee limited liability company, by Warranty Deed from John E. Griffith and Elizabeth J. Griffith, Trustees, Griffith Family Revocable Trust Dated November 28, 2018, of record in Instrument No. 20250716-0056172, in the Register's Office of Davidson County, Tennessee, dated July 08, 2025 and recorded on July 16, 2025.

Being the same property conveyed to John E. Griffith and Elizabeth J. Griffith, Trustees, Griffith Family Revocable Living Trust Agreement dated November 28, 2018, by Quitclaim Deed from John E. Griffith and Elizabeth J. Griffith, husband and wife, of record in Instrument No. 20211019-0140172, in the Register's Office of Davidson

County, Tennessee, dated October 08, 2021 and recorded on October 19, 2021.

Being the same property conveyed to John E. Griffith and Elizabeth J. Griffith, husband and wife, by Quitclaim Deed from John E. Griffith and Elizabeth J. Griffith, Trustees, Griffith Family Revocable Living Trust Agreement dated November 28, 2018, of record in Instrument No. 20200421-0041489, in the Register's Office of Davidson County, Tennessee, dated April 20, 2020 and recorded on April 21, 2020.

Being part of the same property conveyed to John E. Griffith and Elizabeth J. Griffith, Trustees, Griffith Family Revocable Living Trust Agreement dated November 28, 2018, by Quitclaim Deed from John E. Griffith a/k/a John Griffith and Elizabeth Griffith, husband and wife, of record in Instrument No. 20190208-0012158, in the Register's Office of Davidson County, Tennessee, dated February 07, 2019 and recorded on February 08, 2019.

Being the same property conveyed to John Griffith and Elizabeth Griffith, husband and wife, by Warranty Deed from J. Evan Gower and Amy E. Gower, husband and wife, of record in Instrument No. 20180807-0077424, in the Register's Office of Davidson County, Tennessee, dated August 03, 2018 and recorded on August 07, 2018.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of October, 2026.

Aquilla Properties LLC, a Tennessee Limited Liability Company

By: Michael Allen (SEAL)
Michael Allen, Authorized Signor

Create and Construct LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Lance Pettyjohn, Authorized Signor

STATE OF TENNESSEE
COUNTY OF MAURY

On this 8th day of October, 2026, before me personally appeared Michael Allen, Authorized Signor of Aquilla Properties LLC, 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 8th day of October, 2026.

PEYTON T HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 02-02-30

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of October, 2026, before me personally appeared Lance Pettyjohn, Authorized Signor of Create and Construct LLC, 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 8th day of October, 2026.

PEYTON T HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 02-02-30

AFFIDAVIT OF VALUE

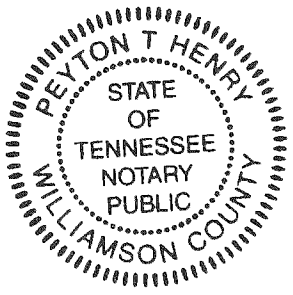
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $789,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8th day of October, 2026.

Notary Signature
My commission expires: 02-02-30



Tennessee Certification of Electronic Document

I, Tricia Hurtt, 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 10/8/26 (date of the document).

Tricia Hurtt

Affiant Signature

10/8/26

Date

State of Tennessee

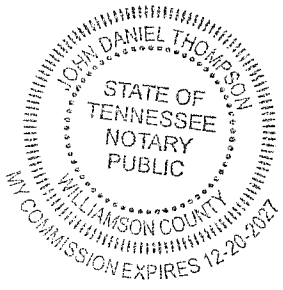
County of Williamson

Sworn to and subscribed before me this 8 day of October, 2026.

Daniel Thompson

Notary Public

My Commission Expires: 12/20/2027



NOTARY'S SEAL