

WARRANTY DEED

THIS INDENTURE, made and entered as of this the 11th day of September, 2025 by and between:

Larri Suzanne Brooks, an unmarried woman, and Robert Timothy Shea, an unmarried man, party of the first part / Grantors,

and

Richard A Willis and Lori M Willis, husband and wife, party of the second part / Grantees,

Lori M. Willis is also known as Lori Willis.

For and in consideration of Four Hundred Forty Thousand and 00/100 Dollars (\$440,000.00), cash in hand paid by the party of the second part, hereinafter called GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, the party of the first part, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the GRANTEES, their interest in, a certain tract or parcel of land of Fayette County State of Tennessee, described as follows, to-wit:

Tract 1:

Description of the Larri Suzanne Brooks and Robert Timothy Shea property recorded in Instrument No. 21004776, Tract No. 1, being located in the 9th Civil District of Fayette County, Tennessee:

Beginning at a found concrete monument in the east line of Highway No. 196 (Public), said point being the northwest corner of Tract No. 1 of said property recorded in Instrument No. 21004776 and the southwest corner of the Jonathan David Riddle and wife Caroline Carpenter property recorded in Instrument No. 24006079; thence South 86 degrees 18 minutes 16 seconds East along the north line of Tract No. 1 of said property recorded in Instrument No. 21004776 and along the south line of said property recorded in Instrument No. 24006079, 1241.17 feet to a found 1/2" rebar with old flagging at the northeast corner of Tract No. 1 of said property recorded in Instrument No. 21004776, the southeast corner of said property recorded in Instrument No. 24006079, the southwest corner of Tract No. 2 of said property recorded in Instrument No. 21004776 and a northwest corner of the Mackenzie Baker and husband Philip Baker property recorded in Instrument No. 25002164; thence South 03 degrees 30 minutes 32 seconds West along the easternmost east line of Tract No. 1 of said property recorded in Instrument No. 21004776 and along a west line of said property recorded in Instrument No. 25002164, 313.23 feet to a found screwdriver with flagging at a southeast corner of Tract No. 1 of said property recorded in Instrument No. 21004776 and an internal corner of said property recorded in Instrument No. 25002164; thence North 86 degrees 17 minutes 42 seconds West along a south line of Tract No. 1 of said property recorded in Instrument No. 21004776 and along a north line of said property recorded in Instrument No. 25002164, 30.36 feet to a found 1 1/2" pipe at an internal corner of Tract No. 1 of said property recorded in Instrument No. 21004776 and a northwest corner of said property recorded in Instrument No. 25002164; thence South 07 degrees 07 minutes 07 seconds West along an east line of Tract No. 1 of said property recorded in Instrument No. 21004776 and along the westernmost west line of said property recorded in Instrument No. 25002164, 505.69 feet to a found concrete monument at the southeast corner of Tract No. 1 of said property recorded in Instrument No. 21004776, the southwest corner of said property recorded in Instrument No. 25002164 and in the north line of the Paul Halford and wife Carolyn Halford property recorded in Instrument No. 06002543; thence southwestwardly and northwestwardly along the south and southwest line of Tract No. 1 of said property recorded in Instrument No. 21004776 and along the north and northeast line of said property recorded in Instrument No. 06002543 the following calls: South 87 degrees 31 minutes 15 seconds West, 118.33 feet to a point (unable to set — point in ditch); North 69 degrees 18 minutes 42 seconds West, 628.15 feet to a point (unable to set — point in ditch); North 53 degrees 36 minutes 37 seconds West, 551.81 feet to a point (unable to set — point in ditch) in the east line of said Highway No. 196, said point being the southwest corner of Tract No. 1 of said property recorded in Instrument No. 21004776; thence North 03 degrees 53 minutes 09 seconds East along the east line of said Highway No. 196, 350.01 feet to the POINT OF BEGINNING and containing 18.36 acres of land.

All bearings are based on the Tennessee Coordinate System of 1983.

Tract 2:

Description of the Larri Suzanne Brooks and Robert Timothy Shea property recorded in Instrument No. 21004776, Tract No. 2, being located in the 9th Civil District of Fayette County, Tennessee:

Beginning at a found 1/2" rebar with old flagging at the southwest corner of Tract No. 2 of said property recorded in Instrument No. 21004776, the northeast corner of Tract No. 1 of said property recorded in Instrument No. 21004776, the southeast corner of the Jonathan David Riddle and wife Caroline Carpenter property recorded in Instrument No. 24006079 and a northwest corner of the Mackenzie Baker and husband Philip Baker property recorded in Instrument No. 25002164; thence North 03 degrees 30 minutes 32 seconds East along the west line of Tract No. 2 of said property recorded in Instrument No. 21004776 and along the east line of said property recorded in Instrument No. 24006079, 209.84 feet to a found 2" pipe at the northwest corner of Tract No. 2 of said property recorded in Instrument No. 21004776, the northeast corner of said property recorded in Instrument No. 24006079 and in the south line of the Corazon N. Padua property recorded in Book 432, Page 596; thence South 85 degrees 48 minutes 57 seconds East along the north line of Tract No. 2 of said property recorded in Instrument No. 21004776 and along the south line of said property recorded in Book 432, Page 596, 207.45 feet to a found 1/2" rebar with flagging at the

northeast corner of Tract No. 2 of said property recorded in Instrument No. 21004776 and a northwest corner of said property recorded in Instrument No. 25002164; thence South 03 degrees 32 minutes 57 seconds West along the east line of Tract No. 2 of said property recorded in Instrument No. 21004776 and along a west line of said property recorded in Instrument No. 25002164, 209.92 feet to a found 1 1/2" pipe at the southeast corner of Tract No. 2 of said property recorded in Instrument No. 21004776 and an internal corner of said property recorded in Instrument No. 25002164; thence North 85 degrees 47 minutes 32 seconds West along the south line of Tract No. 2 of said property recorded in Instrument No. 21004776 and along a north line of said property recorded in Instrument No. 25002164, 207.30 feet to the POINT OF BEGINNING and containing 1.00 acres of land.

All bearings are based on the Tennessee Coordinate System of 1983.

These legal descriptions were prepared by Ollar Surveying Company, LLC, 901.465.5555, 3157 Highway 64, Suite 250, Eads, TN 38028, Douglas C. Swink, Tennessee License No. 1677 on August 25, 2025.

The original legal descriptions conveyed in Warranty Deed Instrument Number 21004776 included the easements below.

Said Tract 2 has a 50 foot easement running through it giving right of entry as an access way for ingress and egress for Tracts 1, 3, 4, and 5.

Included is a 20 foot easement along the west line of the above described 1.00 acre tract.

Beginning as an iron (set-pipe) in the south line of the Fannie Seward Rowland 10.0 acre tract, this point being the northeast corner of the Timothy H. Rowland, Jr. 18.50 acre tract (Deed Book 190, Page 617), the southwest corner of the above described 1.00 acre tract and the southwest corner of the said 20 foot easement herein described, from said point of beginning West 20.0 feet to an iron (set-No. 4 rebar) in the north line of the said Rowland 18.50 acre tract, the southwest corner of the said Easement herein described; thence North 210.0 feet to an iron (set- No. 4 rebar) in the south line of the Hickory Creek Development Company, Inc. 165.02 acre tract (Deed Book 383, page 936 and 941), the northwest corner of the said easement herein described, thence east 20.00 feet along fence to an iron (found-pipe) in the south line of the said 165.02 acre tract, this point being the northwest corner of the above described 1.00 acre tract and the northeast corner of the said Easement herein described; Thence South 21.00 feet to the point of beginning and containing 0.10 acre.

This being a 1.00 acre tract and a 20 foot easement (0.10 acre) as surveyed on August 24, 1994, by James O. Wiles, R.L.S. #419, County Surveyor of Fayette County, Tennessee, with office located at 106 Fast Court Square, Somerville TN 38068.

Being the same property conveyed to Larri Suzanne Brooks, an unmarried woman, and Robert Timothy Shea, an unmarried man, together as tenants in common by Warranty Deed filed for record May 24, 2021 at Instrument Number 21004776 as shown in the Register's Office of Shelby County, Tennessee.

THE GRANTOR(S) WARRANTS, COVENANTS AND CERTIFIES THAT THE SUBJECT PROPERTY IS NOT THEIR HOMESTEAD AS DEFINED BY STATUTE.

This conveyance is made subject to:

- 2025 Fayette County taxes, liens, not yet due and payable.
- Easements recorded at Instrument(s) 21004776 and 24006078 as shown in the Register's Office of Fayette County, Tennessee.
- The subject real property has been classified as Greenbelt for assessment, levy, and collection purposes (see Application for Greenbelt at Instrument Number 21008483 and 22005150) and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated Section 67-5-1001.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.

This document was prepared from information furnished by the parties herein for which the preparer assumes no responsibility.

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 the signature of the party of the first part the day and year first above written.


Larri Suzanne Brooks

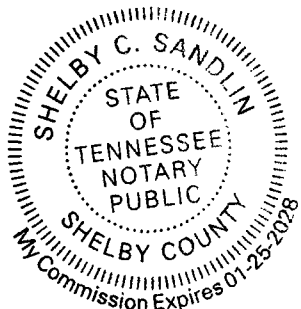

Robert Timothy Shea

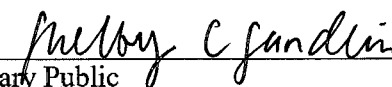
State of Tennessee

County of Shelby

Personally appeared before me, the undersigned Notary Public in and for said State and County, Larri Suzanne Brooks and Robert Timothy Shea, the within bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

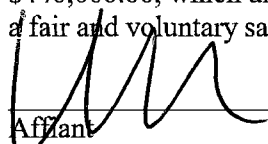
WITNESS my hand and seal this 11th day of September, 2025.



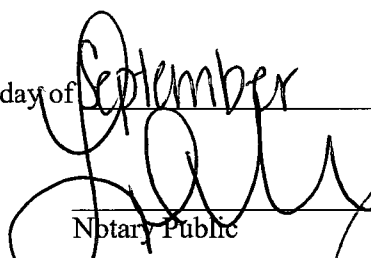

Notary Public

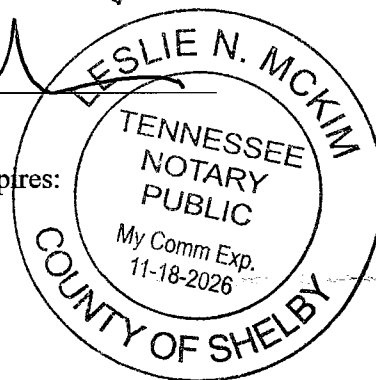
My Commission Expires:

I, or we, hereby swear or affirm that, to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$440,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.


Affiant

Subscribed and sworn to before me this 22 day of September, 2025.


Notary Public
My Commission Expires:



Property known as: 175 Camellia Way, Eads, TN 38028

Tax ID No.: 105 02004 000

Mail Tax Bills to:

Richard Willis and Lori Willis
175 Camellia Way
Eads, TN 38028

Property Owner & Address:

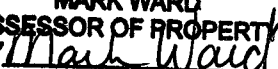
Richard Willis and Lori Willis
175 Camellia Way
Eads, TN 38028

Return to:

CloseTrak
8046 Brother Blvd.
Bartlett, TN 38133

**FAYETTE COUNTY
TRANSFER**

SEP 26 2025

MARK WARD
ASSESSOR OF PROPERTY
BY 

25006013	
3 PGS:AL-WARRANTY DEED	
EDDIE BATCH: 140930	
09/26/2025 - 10:23 AM	
VALUE	440000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1628.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1646.00
STATE OF TENNESSEE, FAYETTE COUNTY	
ED PATTAT	
REGISTER OF DEEDS	

Instrument Number 25006013