EXHIBIT 10-A

...N TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

RECORDING INFO	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration for this transfer or value of property transferred (whichever is greater) is $515,000.00. Affiant Sworn to and subscribed before me this 10th day of May, 2022 Notary Public My Commission Expires:
Karen Johnson Davidson County Batch# 853992 DEEDWARR 05/12/2022 09:09:15 AM 3 pgs Fees: $18.00 Taxes: $1,905.50 20220512-0054422	
PREPARED BY AND RETURN TO: Webb Sanders PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Adam Baruch Kramer and Molly Kramer 1231 Ardee Ave Nashville, TN 37216	First Horizon Bank 12719 Cantrell Road, Ste. 200 Little Rock, AR 72223	061-16-0-192.00

THIS GENERAL WARRANTY DEED is made and effective as of the 10th day of May, 2022 (the "***Effective Date***"), by and between:

DAVID URBANIAK, JOINED BY HIS WIFE, JULIE URBANIAK ("***Grantor***");

and

ADAM BARUCH KRAMER AND MOLLY KRAMER, HUSBAND AND WIFE ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being Lot No. 41 of Block 'C' on the Map of the Re-Subdivision of Sunnymeade Unit No. 1, Subdivision of Sunnymeade Unit No. 2, of record in Book 974, Page(s) 56 and 57, Register's Office for said County.

Said Lot No. 41 of Block 'C' fronts 50 feet on the North side of Ardee Avenue and runs back 287 feet on the Westerly line and 289.6 feet on the Easterly line, to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to David Urbaniak, unmarried by Warranty Deed from David B. Troupe and Carol Troupe Hoover of record in Instrument No. 20011009-0109766 Register's Office for Davidson County, Tennessee, dated August 31, 2001 and recorded on October 09, 2001.

Being the same property conveyed to David Urbaniak, a married man by Quitclaim deed from David Urbaniak, unmarried of record in Instrument No. 20180828-0085361 Register's Office for Davidson County, Tennessee, dated August 20, 2008 and recorded on August 28, 2008.

This is improved property commonly known as 1231 Ardee Ave, Nashville, TN 37216.

This conveyance is being made subject to (i) taxes for the year 2022, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Subject to all matters shown on the Plan of record in Plat Book 974, Page 57, Register's Office for Davidson County, Tennessee.

2. Easement for Sanitary Sewers of record in Book 4766, Page 441, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

David Urbaniak

Julie Urbaniak

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, DAVID URBANIAK and JULIE URBANIAK, 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, at office, this 10th day of May, 2022.

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 02/24/2024