THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37551 Return To: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, TN 37215	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me this 3rd day of April, 2023. Notary Public My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

WARRANTY DEED

Address New Owner: Bagwell Construction Co., LLC 1415 Fairview Drive Mt. Juliet, TN 37122.	Send Tax Bills To: New Owner	Tax Information: Map and Parcel No.: 09213034800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Del R. Bryant and Carolyn Smith Bryant, husband and wife, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Bagwell Construction Co., LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 3403 Elkins Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 988230 DEEDWARR
04/04/2023 03:23:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20230404-0024585

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of April, 2023.

Del R. Bryant

Carolyn Smith Bryant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Del R Bryant and Carolyn Smith Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of April, 2023.

Notary Public

My Commission Expires: 3/6/24

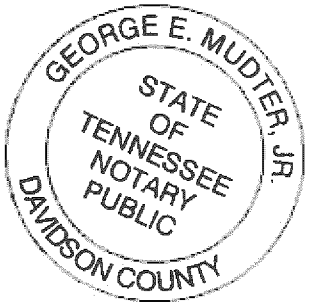


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Hortense Place of record in Plat Book 161, page 167, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Said Lot No. 116 fronts50 feet on the Southerly side of Elkins Avenue, formerly 2nd Avenue, and runs back Southerly between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Del R. Bryant and Carolyn Smith Bryant, husband and wife, by deed dated March 30, 2018 from Decadie, LLC, a Tennessee limited liability company, of record in Instrument No. 20180402-0030041, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable which have been prorated and assumed by Grantee. Map and Parcel No. 09213034800.
2. All matters appearing on the Plan of record as Book 161, page 167, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 4/3/23.

Date

Celia Stewart-Rouse

Affiant Signature

4/3/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 3rd day of APRIL, 2023.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY