BOX 10-A

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $900,000.00 Affiant Subscribed and sworn to before me This 29th day of March 2024. Notary Public My Commission Expires:

DAWN MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2025

Address New Owners as:	Tax Bill To:	Map / Parcel
Eagle Holdings, LLC, A Tennessee Limited Liability Company 1831 12th Avenue S. Ste 109, Nashville, Tennessee 37203	New Owner	131 08 0 043.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16360

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 sufficiency of all of which are hereby acknowledged, **John Neuhoff III and Edna Gayle Isom** (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Eagle Holdings, LLC, A Tennessee Limited Liability Company**, (hereinafter referred to as "Grantees"), Grantees' heirs and successors, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being lot 9 on the Plan of Glendale Manor, Section Three, of record in Book 2330, Page 125, Register's Office for said county.

Karen Johnson Davidson County
Batch # 1116871 DEEDWARR
04/01/2024 10:53:00 AM 4 pgs
Fees: $23.00 Taxes: $3,330.00

20240401-0022266

Said Lot No. 9 fronts 115 feet on the North side of Glendale Lane and runs back between lines 200.9 feet on the West line and 215 feet on the east line which is a broken line, to a dead line in the rear on which its measures 120.2 feet.

Being the same property conveyed to John Neuhoff, Jr. and wife, Mary S. Neuhoff by Warranty Deed of record in Book 4662, page 254, Register's Office for Davidson County, Tennessee. Mary S. Neuhoff predeceased her husband and title vested in John Neuhoff, Jr. as the sole surviving tenants by the entirety. John Neuhoff , Jr. died on October 19, 2007 and his last will and testament was filed for probate in the Seventh Circuit Court for Davidson County, Tennessee , Probate Division, in case no:09P867. In said last will and testament the sole beneficiaries of his estate were his children, John Neuhoff lll and Edna Gayle Isom.

The title to the subject real property was conveyed to John Neuhoff III and Gayle Isom pursuant to Article 2 F of said last will and testament.

This is improved property known as 1140 Glendale Lane, Nashville, Tennessee 37204.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Taxes for 2024 and subsequent years, a lien not yet due and payable. Map & Parcel 131 08 0 043.00.
2. Subject to all matters on Plat Book 2230, Page 125, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.Witness my hand this 29th day of March 2024.

GRANTORS:

By: _____
John Neuhoff lll

By: Edna Gayle Isom
Edna Gayle Isom

STATE OF Arizona }
COUNTY OF Maricopa }

On this 27 day of March, in the year 2024, before me the undersigned, personally appeared John Neuhoff III, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 27 day of March, 2024.

MM

Notary Public

My Commission Expires: 3/15/27

MONA MEHDI
Notary Public - Arizona
Maricopa County
Commission # 644497
My Comm. Expires Mar 15, 2027

STATE OF Arizona }
COUNTY OF Maricopa }

On this 27 day of March, in the year 2024, before me the undersigned, personally appeared Edna Gayle Isom, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 27 day of March, 2024.

Notary Public

My Commission Expires: 3/15/27

MONA MEHDI
Notary Public - Arizona
Maricopa County
Commission # 644497
My Comm. Expires Mar 15, 2027

By: _____
Edna Gayle Isom

STATE OF Tennessee }
COUNTY OF Davidson }

On this 29th day of March, in the year 2024, before me the undersigned, personally appeared John Neuhoff lll, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 29th day of March, 2024.

Katelyn King
Notary Public

My Commission Expires:_____

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF _____ }
COUNTY OF _____ }

On this _____ day of March, in the year 2024, before me the undersigned, personally appeared Edna Gayle Isom, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this ____ day of _____, 2024.

_____
Notary Public

My Commission Expires:_____