BOX 10-A

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38134 Karen Johnson Davidson County Batch # 1134760 DEEDWARR 05/15/2024 09:54:16 AM 3 pgs Fees: $18.00 Taxes: $2,645.50 20240515-0035823	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $715,000.00. Affiant Subscribed and sworn to before me this 14th day of May, 2024. Notary Public My Commission Expires: JOSEPH WHITE TENNESSEE NOTARY PUBLIC My Comm Exp. April 27, 2025 COUNTY OF WILLIAMSON

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
BRG, LLC 105 Westwood Pl, Ste 120 Brentwood, TN 37027	New Owner	Map and Parcel No.: 11613005100

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, John Charles Lassing, Executor of The Estate of Betty Smith Lassing, deceased, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to BRG, LLC, a Tennessee limited liability company ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 116 Laird Road, Nashville, TN 37205.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of May, 2024.

John Charles Lassing, EXECUTOR

John Charles Lassing, Executor of The Estate of Betty Smith Lassing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 14th day of May, 2024.

Notary Public

My Commission Expires: 3/8/28

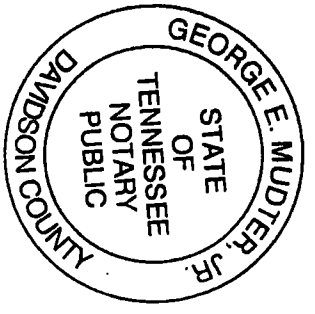


EXHIBIT "A"

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 17 on the Plan of Harding Park, of record in Book 2331, Page 120, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 110 feet on the north side of Laird Road and runs back between lines, 191.8 feet on the east line and 191.3 feet on the west line to a dead line on which it measures 110 feet.

Being the same property conveyed to John M. Lassing, Jr. and wife, Betty S. Lassing by deed dated February 20, 1959 from James E. Adams of record in Book 2878, Page 375, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 30, 1975 of record in Book 4984, page 135, Register's Office for Davidson County, Tennessee, John M. Lassing, Jr. and wife, Betty S. Lassing conveyed subject property to Betty S. Lassing. John M. Lassing, Jr. predeceased Betty S. Lassing. Betty S. Lassing being one and the same as Betty Smith Lassing, died on August 17, 2023 leaving a Last Will and Testament filed for Probate in Case No. 23P1729, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, Betty Smith Lassing directed that the Executor administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to John Charles Lassing.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2331, Page 120, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.