THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38124	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $6,350,000.00. Affiant Subscribed and sworn to before me this 14th day of May, 2024. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1135638 DEEDWARR
05/16/2024 10:35:15 AM 3 pgs
Fees: $18.00 Taxes: $23,495.00
20240516-0036295

CARLIE VAN HUIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The 2807 Wimbledon Road Trust 2807 Wimbledon Road Nashville, TN 37215	New Owner	Map and Parcel No.: 11709004400

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, Encore Construction LLC, a Tennessee limited liability company, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to The 2807 Wimbledon Road Trust, dated May 14, 2024. ("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 2807 Wimbledon Road, Nashville, TN 37215.

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.

EXHIBIT "A"

Land in Davidson County, Tennessee, being more fully described as follows:

Tract I:

Being Lot No. 12 of Block 8, on The Map of Woodmont Estates, as of record in Book 974, Page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 160 feet on the southeasterly side of Woodmont Circle and extends back 183.3 feet on the northeasterly line and 266 feet on the westerly line to the northwesterly line of Lot No. 5 in said subdivision, measuring 225 feet thereon.

Tract II:

Being part of Lot No. 4, of Block 8 on the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southeasterly margin of Woodmont Circle at the corner of Lots Nos. 4 and 12; thence with the line between said two lots, southeastwardly 183.3 feet to the common corner of Lots Nos. 4,5 and 12; thence northwardly 200 feet, more or less, to the southeasterly margin of Woodmont Circle; thence with said circle, southwesterly 140.7 feet to the beginning.

Being the same property conveyed to Encore Construction LLC., a Tennessee limited liability company, by deed dated December 28, 2022 from Dorothy Lee Sills, unmarried of record in Instrument No. 20221229-0133468, Register's Office for Davidson County, Tennessee.

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 974, Page 29, Register's Office for Davidson County, Tennessee.
3. Declaration of Restrictions and Covenants for SCMs For Regulated Residential Infill of record in Instrument No. 20230721-0056423, Register's Office for Davidson County, Tennessee.

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

Encore Construction, LLC, a Tennessee limited liability company

By: _____
Justin Crockett Franks, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Justin Crockett Franks, the bargainor, 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 and who further acknowledged that he is the president of Encore Construction, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

_____
Notary Public

My Commission Expires: 3/8/28

