THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 1183024 DEEDWARR
09/18/2024 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $51,800.00
20240918-0072376

ADDRESS NEW OWNER
BBCR LLC
1504 Sweetbriar Ave
Nashville, TN
37212

SEND TAX BILLS TO
new owner

MAP/PARCEL
144-00-0-110.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MALLORY MASON PASCAL AND CHRIS KING, CO-TRUSTEES OF THE FOUR DOG TRUST, U/A/D JUNE 25, 2020** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **BBCR LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee" herein), its successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 23, as shown on the map entitled the Final Plat of Bancroft, of record in Plat Book 9700, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LOU TAYLOR, AS TRUSTEE OF THE FOUR DOG TRUST AGREEMENT, U/T/D JUNE 25, 2020, by deed from GEORGE B. TOMLIN, III, of record in Instrument No. 20200814-0091344, dated August 11, 2020, said Register's Office.

This is improved property known as: 19 Bancroft Place, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its successors and assigns, forever. And GRANTORS do covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2024 real property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 17 day of September, 2024.

MALLORY MASON PASCAL, CO-TRUSTEE
OF THE FOUR DOG TRUST, U/A/D JUNE 25, 2020

CHRIS KING, CO-TRUSTEE OF THE FOUR
DOG TRUST, U/A/D JUNE 25, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared MALLORY MASON PASCAL AND CHRIS KING, CO-TRUSTEES OF THE FOUR DOG TRUST, U/A/D JUNE 25, 2020 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 17th day of September, 2024.

Notary Public

My Commission Expires: 11/11/26

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$14,000,000.00.**

Affiant

Sworn to and subscribed before me this 17th day of September, 2024.

Notary Public

My Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Holly A Mason, 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 9/17/24

Affiant Signature

9/17/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 17 day of September, 2024.

Notary's Signature

(Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON