WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

S. CHAPEL DRUMMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

T-DTR-24-528

Karen Johnson
Batch # 1186998
09/26/2024 02:33:00 PM
Fees: $13.00 Taxes: $925.00

Davidson County
DEEDWARR
2 pgs

20240926-0074783

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Equity Partners Group, LLC	**New Owner**	
(NAME) **1770 Forsyth Park Drive**	(NAME)	**049-00-0-158.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE BRANDY STAR GEORGE REVOCABLE TRUST DATED AUGUST 7, 2023 (AS TO 50% UNDIVIDED INTEREST) AND THE ROBIN DEWAYNE WALLER REVOCABLE TRUST DATED SEPTEMBER 19, 2023 (AS TO 50% UNDIVIDED INTEREST) AND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EQUITY PARTNERS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 12 of the J.A. Williams tract, described according to a survey made by Z.J. Wilkinson, Surveyor, March 07, 1942, as follows:

Beginning at a point in the center line of Green Lane at the common corner Lots No. 11 and 12; which point is 1815 feet from the center line of Whites Creek Pike; thence Northerly with the line between Lots Nos. 11 and 12, 600 feet; thence Easterly 100 feet to the corner of Lot Nos.12 and 13; thence with the line between said lots Southerly 600 feet to the center line of Green lane; thence Westerly with said lane 100 feet to the point of beginning.

Being the same property conveyed to Brandy George and Robin Waller by Warranty Deed from Ruby Cox (by Charlie Cox, Attorney-in-Fact by virtue of Power of Attorney recorded in Instrument No. 20070507-0054582, Register's Office for Davidson County, Tennessee), said Warranty Deed of record in Instrument No. 20100511-0035957 in the said Register's Office, dated April 26, 2010 and recorded on May 11, 2010.

Being a portion of the same property conveyed to Brandy Star George, Trustee of the Brandy Star George Revocable Trust (as to undivided one-half (50%) interest) by Warranty Deed from Brandy S. George, unmarried of record in Instrument No. 20230811-0062259 Register's Office for Davidson County, Tennessee, dated August 07, 2023 and recorded on August 11, 2023.

Being a portion of the same property conveyed to Robin Dewayne Waller, Trustee of the Robin Dewayne Waller Revocable Trust dated September 19, 2023 (as to an undivided one-half (50%) interest) by Warranty Deed from Robin Waller, married, of record in Instrument No. 20230925-0075108 Register's Office for Davidson County, Tennessee, dated September 19, 2023 and recorded on September 25, 2023.

This conveyance is subject to:
- Taxes for the year 2024 and thereafter, not yet due and payable.
- Restrictions of record in Book 1676, Page 337, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

- Subject to all matters as shown on survey (unrecorded) Z.J. Wilkinson, Surveyor, March 07, 1942.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **528 Green Lane, Whites Creek, Tennessee 37189**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 24th DAY OF SEPTEMBER, 2024.

The Brandy Star George Revocable Trust dated August 7, 2023 (as to 50% undivided interest)

BY: _____
Brandy Star George
Trustee

The Robin Dewayne Waller Revocable Trust dated September 19, 2023 (as to 50% undivided interest) and

BY: _____
Robin Dewayne Waller
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDY STAR GEORGE, TRUSTEE of THE BRANDY STAR GEORGE REVOCABLE TRUST DATED AUGUST 7, 2023 (AS TO 50% UNDIVIDED INTEREST), to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 24th of September, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBIN DEWAYNE WALLER, TRUSTEE of THE ROBIN DEWAYNE WALLER REVOCABLE TRUST DATED SEPTEMBER 19, 2023 (AS TO 50% UNDIVIDED INTEREST) AND, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 24th of September, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212