DocuSign Envelope ID: 3CF794EE-74BA-489D-8C1F-C4F944CD700A

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Ste. 801
Memphis, TN 38119
Phone: 901-881-8600
File No: TN-24-2097

CASSIE TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-11-26

State of Tennessee
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $242,000.00

Affiant

Subscribed & sworn to before me, this 25 day of Sept, 2024

Notary Public

My Commission Expires: 3/11/2026

Property Address: 201 Stirton Road, Nashville, TN 37210 **Map/Parcel Number:** 119 02 0 076.00	**Name & Address of New Owner** TN Investment Group LLC 3533 Union Village Road, Thompson's Station, TN 37179	**Send Tax Bills To:** TN Investment Group LLC 3533 Union Village Road, Thompson's Station, TN 37179

Effective as of **25th day of September, 2024**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **HBH Cousins, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **TN Investment Group LLC, a Tennessee Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of CUNNINGHAM HEIGHTS, of record in Plat Book 2331, Page 76, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to HBH Cousins, LLC, by Special Warranty Deed from Federal Home Loan, Mortgage Corporation ("Freddie Mac"), of record in Instrument No. 20110401-0025059, in the Register's Office of Davidson County, Tennessee, dated March 16, 2011, and recorded on April 01, 2011.

Karen Johnson Davidson County
Batch# 1188363 DEEDWARR
10/01/2024 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $895.40
20241001-0075995

DocuSign Envelope ID: 3CF794EE-74BA-489D-8C1F-C4F944CD700A

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2024 Davidson County** Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 9/25/2024

GRANTOR:

HBH Cousins, LLC, a Tennessee Limited Liability Company

Signed by:
By: Stephen Bloch
C2405F80E0954F3...
Stephen Bloch, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, as Notary Public of the state and county mentioned, by audio-visual communication personally appeared Stephen Bloch, Authorized Signatory of HBH Cousins, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatory of HBH Cousins, LLC, the within named bargainor, a Limited Liability Company, and that such Stephen Bloch, Authorized Signatory of HBH Cousins, LLC as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal, at office in 9/25/2024.

DocuSigned by:
Natasha Vuckovic-Soares
859F816D664242D...
Notary Signature



My commission expires:_____

Tennessee Certification of Electronic Document

I, Alan Alsobrook, 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 9/25/2024 (date of document).

Affiant Signature

9/25/2024
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 25 day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-07-27