BOX 10-A

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241049053** Karen Johnson Davidson County Batch # 1197813 DEEDWARR 10/25/2024 10:19:29 AM 2 pgs Fees: $13.00 Taxes: $1,628.00 20241025-0082954	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $440,000.00 Affiant Subscribed and sworn to before me, this 23rd day of October, 2024. Notary Public My Commission Expires:

DAWN MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-26-2025

WARRANTY DEED

Address New Owner: Select Home Solutions Group, LLC. 2817 West End Ave Suite 126-449 Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 102 04 0 164.00

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, **Nash Rentals, LLC.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Select Home Solutions Group, LLC, a Mississippi limited liability company**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot 789 of CHARLOTTE PARK, SECTION 22, as of record in Plat Book 3700, Pages 67 & 68, Register's Office for Davidson County, Tennessee. Said Lot No. 789 being a corner lot fronts 100 feet along the Northwesterly margin of Mercomatic Court; 94.2 feet along the Southwesterly margin of Mercomatic Drive; and 37.21 feet along the curving corner of the intersection of said streets; and runs back between converging lines, 131.1 feet on the Northwesterly line and 125.5 feet on the Southwesterly line to a point at the rear.

Being the same property conveyed to Nash Rentals LLC, by Quitclaim Deed from Duncan Borders and Ashley Borders, husband and wife, of record in Instrument No. 20090224-0016177, in the Register's Office of Davidson County, Tennessee, dated February 18, 2009 and recorded on February 24, 2009.

Being the same property conveyed to Duncan Borders and Ashley Borders, husband and wife, by Quitclaim Deed from Nash Rentals, LLC, of record in Instrument No. 20090116-0004208, in the Register's Office of Davidson County, Tennessee, dated January 16, 2009 and recorded on January 16, 2009.

Being the same property conveyed to Nash Rentals, LLC, by Quitclaim Deed from Theodore T. McCarley, IV, Matthew S. Crabtree, and Robert D. Borders, Jr., of record in Instrument No. 20080716-0072736, in the Register's Office of Davidson County, Tennessee, dated July 14, 2008 and recorded on July 16, 2008.

Being the same property conveyed to Theodore T. McCarley, IV and Matthew S. Crabtree and Robert D. Borders, Jr., by Warranty Deed from Jeremy T. Bilbrey, of record in Instrument No. 20080703-0069167, in the Register's Office of Davidson County, Tennessee, dated June 30, 2008 and recorded on July 03, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK, SECTION 22, as recorded in Plat Book 3700, Page(s) 67 & 68.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 4017, Page 699.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 419 Mercomatic Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 23rd day of October, 2024.

Nash Rentals, LLC.

By: _____
Will Chapman, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Will Chapman, Authorized Agent for Nash Rentals, LLC., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of October, 2024.

_____
Notary Public
My Commission Expires: _____

