Prepared by
Recorded & Return to
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250149872

Karen Johnson
Batch # 1236214
02/11/2025 10 18 20 AM
Fees $13 00 Taxes $4,440 00
Davidson County
DEEDWARR
2 pgs
20250211-0010232

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00

Affiant

Subscribed and sworn to before me, this 10th day of February, 2025

Notary Public
My Commission Expires.

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner: AEE Holdings, LP 301 Chandler Road Keller, TX 76248	Send Tax Bills To: New Owner	Tax Information Tax Parcel ID No 104 02 2C 001 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, **Rocky L. Billups and Gregg W. Probasco, Trustee of the Rocky L. Billups and Gregg W. Probasco Family Trust dated July 2, 2020** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **AEE Holdings, LP, a Texas Limited Partnership,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 401A of 3110 LOFTS - WEST END, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 3110 LOFTS - WEST END, a Horizontal Property Regime, of record in Instrument No 20160111-0002836, as amended in Instrument No 20160919-0098266, and Assignment of Developer's Rights recorded in Instrument No 20181005-0099029, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration

Being the same property conveyed to Rocky L. Billups and Gregg W. Probasco, Trustee of the Rocky L Billups and Gregg W Probasco Family Trust dated July 2, 2020, by Quitclaim Deed from Rocky L Billups and Gregg W Probasco, married, of record in Instrument No 20200708-0073737, in the Register's Office of Davidson County, Tennessee, dated July 02, 2020 and recorded on July 08, 2020.

Being the same property conveyed to Rocky L Billups and Gregg W Probasco, as joint tenants with rights of survivorship and not as tenants in common, by Warranty Deed from Design & Development, LLC, of record in Instrument No 20170501-0042694, in the Register's Office of Davidson County, Tennessee, dated April 28, 2017 and recorded on May 01, 2017

Trust agreement authorizes either Trustee to act alone without the signature, consent, approval, or joinder of the other

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

Taxes for the year 2025 and thereafter, not yet due and payable.

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 REVISED MAP OF WEST END PARK, as recorded in Plat Book 421, Pages 82 and 83

Declaration of Covenants, Conditions and Restrictions recorded in in Instrument No 20160111-0002836, as amended in Instrument No. 20160919-0098266, and Assignment of Developer's Rights recorded in Instrument No 20181005-0099029.

Easement for Public Street Right of Way, recorded in Instrument No. 20151204-0122377.

This is improved property located at 401 A Avoca Street Nashville TN 37203

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 10th day of February, 2025

Rocky L Billups and Gregg W Probasco Family Trust dated July 2, 2020

BY: Gregg W Probasco, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregg W Probasco, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee for the Rocky L Billups and Gregg W. Probasco Family Trust dated July 2, 2020, 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 10th day of February, 2025

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8TH, 2025