(1)

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

CRT File No. 250350345

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~$890,000 00~~ 1

Affiant

Subscribed and sworn to before me, this 2nd day of April, 2025

Notary Public
My Commission Expires 4/23/2025

Karen Johnson Davidson County
Batch # 1257396 **DEEDWARR**
04/08/2025 10 00 52 AM 4 pgs
Fees $23 00 Taxes $3,293 00
20250408-0026555

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information
BRG, LLC 819 Industrial Road Centerville, TN 37033	New Owner	Tax Parcel ID No 115 07 0 077 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, **Stephen Cook and Sheila J. Cook, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BRG, LLC, a Tennessee 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 No 17 on the Plan of WEST MEADE ADDITION, SECTION TWO of record in Plat Book 2854, Page 56, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Stephen Cook and Sheila J. Cook, husband and wife, by Warranty Deed from John Phillip Ford, a married man, of record in Instrument No 20191226-0133372, in the Register's Office of Davidson County, Tennessee, dated December 26, 2019, and recorded on December 26, 2019.

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 WEST MEADE ADDITION, SECTION TWO, as recorded in Plat Book 2854, Page(s) 56
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2926, Page 402

This is improved property located at 711 Davidson Road Nashville TN 37205

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 2nd day of April, 2025

_____ _____

Stephen Cook Sheila J Cook

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen Cook, 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 2nd day of April, 2025

_____

Notary Public
My Commission Expires _____

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sheila J Cook, 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 2nd day of April, 2025

_____

Notary Public
My Commission Expires _____

This is improved property located at 711 Davidson Road Nashville TN 37205

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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 2nd day of April, 2025.

Stephen Cook

Sheila J. Cook

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen Cook, 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 2nd day of April, 2025.

Notary Public
My Commission Expires: _____

STATE OF Missouri
COUNTY OF Camden

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sheila J. Cook, 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 2nd day of April, 2025

Notary Public
My Commission Expires: 3-23-26

CHRISTIE M. DILLON
Notary Public - Notary Seal
STATE OF MISSOURI
Comm. Number 14826557
Pulaski County
My Commission Expires. Mar. 23, 2026

This is improved property located at 711 Davidson Road Nashville TN 37205

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 2nd day of April, 2025

Stephen Cook

Sheila J. Cook

STATE OF GA
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen Cook, 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 2nd day of April, 2025

Kimberly S Carter
Notary Public
My Commission Expires: 7/25/28

KIMBERLY S. CARTER NOTARY PUBLIC OGLETHORPE COUNTY GEORGIA MY COMMISSION EXPIRES 07/25/2028

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sheila J Cook, 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 2nd day of April, 2025

Notary Public
My Commission Expires: _____