THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P25-16931-BW

Karen Johnson
Batch # 1268470
05/05/2025 09 12 24 AM
Fees $13 00 Taxes $24,050 00

Davidson County
DEEDWARR
2 pgs

20250505-0034441

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2025

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
K10 Properties, LLC	New owner	
1880 Century Park E, Suite 1600		130-13-0-012.00
Los Angeles, CA 90067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John W. Brock, III and Lisa Trusler Brock, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **K10 Properties, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 3 and 4, Block 4 on the Plan of the Highlands of Bellemeade, as of record in Plat Book 547, Page 180, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lots

Being the same property conveyed to David Howard, Trustee of The Nichol Lane Trust under agreement dated October 16, 2012 by Warranty Deed from 1231 Nichol Lane, LLC of record in Instrument No. 20121031-0099853 Register's Office for Davidson County, Tennessee, dated October 29, 2012 and recorded on October 31, 2012, as to Lot 4.

Being the same property conveyed to David Howard, Trustee of The Nichol Lane Trust, u/a/d October 16, 2012 by Warranty Deed from Timothy M. Petrikin and Jenney Ayer Petrikin, both unmarried of record in Instrument No. 20121101-0100416 Register's Office for Davidson County, Tennessee, dated October 29, 2012 and recorded on November 01, 2012, as to Lot 3.

Being the same property conveyed to David Howard, Trustee of The Nichol Lane Trust, u/a/d October 16, 2012 by Quitclaim Deed from David Howard, Trustee of The Nichol Lane Trust, u/a/d October 16, 2012 of record in Instrument No. 20130315-0025906 Register's Office for Davidson County, Tennessee, dated March 13, 2013 and recorded on March 15, 2013.

Being the same property conveyed to John W. Brock, III and Lisa Trusler Brock, husband and wife, as tenants by the entirety by Quitclaim Deed from David Howard, Trustee of The Nichol Lane Trust, u/a/d October 16, 2012 of record in Instrument No. 20170515-0047633 Register's Office for Davidson County, Tennessee, dated May 04, 2017 and recorded on May 15, 2017.

THIS CONVEYANCE IS SUBJECT TO. (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1233 Nichol Lane, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the ____ day of _____, _____.

John W. Brock, III

Lisa Trusler Brock

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John W. Brock, III,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 1st day of May, 2025

My Commission expires: 7/3/28

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lisa Trusler Brock,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of May, 2025.

My Commission expires: 7/3/28

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY