BOX 10-A

WARRANTY DEED

ROW, LLC
PIKE, STE 300
37215

Karen Johnson
Batch # 1271038
05/09/2025 09:31:37 AM
Fees: $13.00 Taxes: $3,330.00

Davidson County
DEEDWARR
2 pgs

20250509-0036429

M.R. SCHODROSKI
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF MAY, 2025

M. R. Schodroski
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRG, LLC, a Tennessee Limited Liability Company	BRG, LLC, a Tennessee Limited Liability Company	
(NAME) 819 Industrial Road	(NAME) 819 Industrial Road	102 15 0 076.00
(ADDRESS) Centerville, TN 37033	(ADDRESS) Centerville, TN 37033	
(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, **ELLIS REAL ESTATE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRG, 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 No. 258 on the plan of BROOK MEADE, SECTION 7, of record in Plat Book 2331, Page 5, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Holly Thompson Gray, an unmarried person, by Warranty Deed from George W. Yokley, III and Lori T. Yokley, Husband and Wife, of record in Book 8289, Page 585, in the Register's Office of Davidson County, Tennessee, dated January 29, 1991 and recorded on February 08, 1991.

Being the same property conveyed Ellis Real Estate LLC, a Tennessee Limited Liability Company by Warranty Deed from Holly Thompson Gray now known as Holly Thompson Gray Waldrop, married, of record in Instrument No. 20250508-0036024, in the Register's Office of Davidson County, Tennessee, dated May 7, 2025 and recorded on May 8, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 742 Templeton Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 7 day of May, 2025

ELLIS REAL ESTATE LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
COLIN ELLIS, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Colin Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be Sole Member of Ellis Real Estate LLC, a Tennessee Limited Liability Company the within named bargainor, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Sole Member.

Witness my hand and official seal this 7th day of May, 2025.

Commission expires:

STATE OF TENNESSEE NOTARY PUBLIC D. DYLAN POTTER DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2025

_____
Notary Public