BOX 10-A

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8706-WE

M R SCHOROSKI
STATE OF TENNESSEE NOTARY PUBLIC
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 $ 490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 2026.

Notary Public

MY COMMISSION EXPIRES 3/3/2026

(AFFIX SEAL)

Karen Johnson
Batch # 1306327
08/06/2025 09 21 37 AM
Fees $13 00 Taxes $1,813 00

Davidson County
DEEDWARR
2 pgs

20250806-0062344

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Local Fox LLC and Equity Partners Group, LLC.,	Equity Partners Group	
4602 Utah Avenue	1770 Forsyth Park Dr	103-04-0-441.00
Nashville, TN 37209	Brentwood, TN 37027	
(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, **Steven W. Scherer, Trustee of The James F. Scherer Revocable Trust Dated September 6, 2019**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Local Fox LLC, a Tennessee limited liability company and Equity Partners Group, 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. 1 on the plan of Steve Smith Property, of record in Book 5210, Page 201, Register's Office for said County, to which plan reference is hereby made for a more a more complete and accurate legal descriptions.

Being the same property conveyed to John G. Scherer And Wife Kristin F. Scherer by Warranty Deed from Dennis Keep of record in Book 6521, page 772, Register's Office for Davidson County, Tennessee, dated March 01, 1985 and recorded on March 29, 1985.

Being the same property conveyed to James F. Scherer and wife, Patricia A. Scherer by Quitclaim Deed from John G. Scherer And Wife Kristin F. Scherer of record in Book 6802, page 858, Register's Office for Davidson County, Tennessee, dated March 10, 1986 and recorded on March 12, 1986.

Being a portion of the same property conveyed to Patricia A. Scherer by Quitclaim Deed from James F. Scherer of record in Instrument No. 20011010-0110294 Register's Office for Davidson County, Tennessee, dated October 10, 2001 and recorded on October 10, 2001.

Being a portion of the same property conveyed to James F. Scherer by Quitclaim Deed from Patricia A. Scherer of record in Instrument No. 20070312-0029994 Register's Office for Davidson County, Tennessee, dated March 12, 2007 and recorded on March 12, 2007.

Being a portion of the same property conveyed to James F. Scherer and Steven W. Scherer, Co-Trustees of The James F. Scherer Revocable Trust Dated September 6, 2019 by Quitclaim Deed from James F. Scherer of record in Instrument No. 20190909-0091058 Register's Office for Davidson County, Tennessee, dated September 06, 2019 and recorded on September 09, 2019

James F. Scherer having since died on or about December 30, 2024.

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 __ unimproved _X_ improved property known as **4602 Utah Avenue, Nashville, TN 37209**

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 1 day of August, 2025.

The James F. Scherer Revocable Trust Dated September 6, 2019

BY: Steven W Scherer, TRUSTEE
Steven W. Scherer
Its: Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Steven W. Scherer** with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the **Trustee** of the **James F. Scherer Revocable Trust dated September 6, 2019,** the within named bargainor, and Trust, and that he/she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Steven W. Scherer** as such **Trustee.**

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

My Commission expires: Nov 8 2027

Notary Public

R L MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON