WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF August, 2025 M. L. Schodroski Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

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

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
ADG Holdings, LLC Series 4424 Lealand Ln, a Tennessee Limited Liability Company and Equity Partners Group, LLC, a Tennessee Limited Liability	ADG Holdings, LLC and Equity Partners Group, LLC	
(NAME) 4424 Lealand Lane	(NAME) 1770 Forsyth Park Drive	132 09 0 052.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) 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, **DAVID TRENT BAILEY AND KATHERINE J. BAILEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADG HOLDINGS LLC SERIES 4424 LEALAND LN, 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. 5 on the Plan of W. W WILKINSON'S SUBDIVISION OF LOTS 32, 33A AND 33B, IN OAK HILL SUBDIVISION NO.1 as of record in Plat Book 843, Page 82, Register's Office for said County.

Said Lot No. 5 fronts 100 feet on the Easterly side of Lealand Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to David Trent Bailey and wife, Katherine J. Bailey, by Special Warranty Deed from Federal National Mortgage Association, of record in Book 8544, Page 63, in the Register's Office of Davidson County, Tennessee, dated January 17, 1992 and recorded on February 5, 1992.

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.

Karen Johnson Davidson County
Batch # 1308945 DEEDWARR
08/12/2025 01:06:39 PM 2 pgs
Fees: $13.00 Taxes: $3,700.00



20250812-0064164

unimproved
This is improved x property, known as 4424 Lealand Lane, Nashville, TN 37204
(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 1 day of August, 20 25

DAVID TRENT BAILEY

KATHERINE J. BAILEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Trent Bailey and Katherine J. Bailey, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of August, 20 25.

Commission expires:

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 28, 2029
COUNTY OF WILLIAMSON

Notary Public