Name and Address of New Owner:
RealTree MGT LLC
142 Fain Street
Nashville, TN 37210

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 1311760 DEEDWARR
08/19/2025 01:50:30 PM 5 pgs
Fees: $28.00 Taxes: $333.00
20250819-0066290

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 093 16 0 313.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tamara C. Haggard**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **RealTree MGT LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being the west 40 feet of Lot No. 1 on the Map of the Subdivision of the south part of the Homestead Block of the Hermitage Addition to Nashville, a plat of said Subdivision not being of record, but said Hermitage Addition is of record in book 57, pages 42 and 43, Register's Office for Davidson County, Tennessee. Said part of said Lot No. 1 fronts 40 feet on the northerly side of Fain Street and runs back between parallel lines, along the easterly margin of Decatur Avenue, 150 feet to an alley.

Being the same property conveyed to Cummings Incorporated, The International Sign Service, predecessor in interest to Cummings, Inc. by Quitclaim Deed from C&H Investment Co. as successor in interest to N.S. Holiday, Sr. and wife Louise Holiday, such Quitclaim Deed of record in Book 6611, page 799, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tamara C. Haggard, an Individual, her successors and assigns, an undivided fee simple by Deed dated June 7, 2010 from Cummings, Inc., as successor in interest to cummings incorporated, the international sign service, recorded June 14, 2010, in Instrument Number 201006140046044, in the Official Records of Davidson County, Tennessee.

This instrument executed on behalf of Tamara C. Haggard, by Michelle Ammerman pursuant to the Power of Attorney of record in Book _____, Page _____, or Instrument No. 202508190066289, Register's Office for Williamson County, Tennessee. The affiant of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This unimproved property more commonly known as 142 Fain Street, Nashville, TN 37210

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A § 26-2-301, et seq., or other similar statute.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of August, 2025.

Tamara C. Haggard by Michelle Ammerman (SEAL)
Tamara C. Haggard by Michelle Ammerman,
Attorney-In-Fact Attorney in fact.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michelle Ammerman, the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Tamara C. Haggard, as Attorney-in-Fact and as the free Act and Deed of the said Principal.

Witness my hand, at office, this 15th day of August, 2025.

Karla K. Lilley

Notary Signature
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15th day of August, 2025.

Notary Signature
My commission expires:

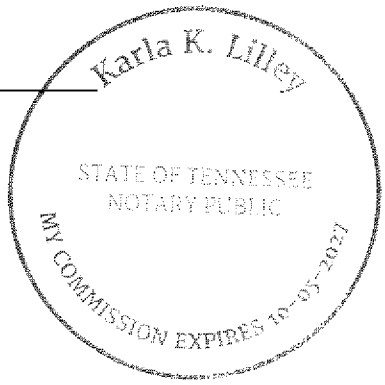


Exhibit "A"
To Warranty Deed

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown – Tamara C. Haggard.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Michelle Ammerman

WITNESS my hand and seal at office this 15 day of Aug., 2025.

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

Notary Public
My commission Expires:
[SEAL]

Tennessee Certification of Electronic Document

I, Karla Lilley do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/15/25 (date of document).

Affiant Signature

August 15, 2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of June, 2025.

AMY WALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 17, 2028

Amy Wall
Notary Public

COMMISSION EXPIRES: 7/17/28