BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,025,000 00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2025 Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)
File No ML-25-8939	

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Nicolas Hague and Alexandra Hague	New owners	
(NAME)	(NAME)	130-16-0-018 00
2408 Hemingway Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I/we, **2408 Hemingway LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicolas Hague and Alexandra Hague, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 2, Block "K" on the Plan of Tyne Meade Section III of record in Plat Book 1424, Pages 12, 13 and 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Western Lion Group LLC, a Maryland limited liability company by Warranty Deed from Felix Michael Eckhard, married of record in Instrument No. 20210915-0123565 Register's Office for Davidson County, Tennessee, dated September 10, 2021 and recorded on September 15, 2021.

Being the same property conveyed to Rift Valley Holdings, LLC, a Tennessee limited liability company by Quitclaim Deed from Rift Valley Capital LLC, a Maryland limited liability company of record in Instrument No. 20230213-0010219 Register's Office for Davidson County, Tennessee, dated February 08, 2023 and recorded on February 13, 2023.

Being the same property conveyed to 2408 Hemingway, LLC, a Tennessee limited liability company by Quitclaim Deed from Rift Valley Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20230213-0010220, Register's Office for Davidson County, Tennessee, dated February 08, 2023 and recorded on February 13, 2023.

This is property more commonly known as 2408 Hemingway Drive, Nashville, TN 37215.

Karen Johnson Davidson County
Batch # 1313640 DEEDWARR
08/22/2025 10 18 24 AM 2 pgs
Fees $13 00 Taxes $18,592 50

20250822-0067329

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 21st day of August, 2025.

2408 Hemingway LLC, a Tennessee Limited Liability Company

By: _____
Aole Ansari, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Leslie Hayes of the state and county mentioned, personally appeared Aole Ansari of 2408 Hemingway LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of 2408 Hemingway LLC, the within named bargainor, a Limited Liability Company, and that such Aole Ansari of 2408 Hemingway LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent .

Witness ~~my hand and seal~~, at office in Nashville, TN, this 21st day of August, 2025.

_____
Notary Signature

Printed Name:_____

My commission expires: 10/10/26

