This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202510664 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$895,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 29th day of August, 2025. Notary Public My Commission Expires: 3/9/27

WARRANTY DEED

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INDENTURE, made this 29th day of August, 2025, among:

THOMASENA M. WOOD AND STACEY M. FRANKLIN

AS TENANTS IN COMMON

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NASHVILLE METRO HOLDINGS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

its successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Karen Johnson Davidson County
Batch# 1318938 DEEDWARR
09/05/2025 11:33:30 AM 5 pgs
Fees: $28.00 Taxes: $3,311.50
20250905-0071045

Land in Davidson County, Tennessee, being Lot No. 533 on the Plan of Hillsboro Park, Section 13, of record in Book 4175, page 20, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles Edwin Brown and wife, Joan Brown by deed from Fred H. Heath and wife, Betty S. Heath, dated May 15, 1974, of record in Book 4817, page 348, Register's Office for Davidson County, Tennessee. The said Charles Edwin Brown having since died on December 14, 1986 leaving Joan Brown as tenant by the entirety. The said Joan Brown having since died testate on January 8, 2025 and pursuant to the Last Will and Testament of Joan P. Brown of record in Docket No. 25P181, Davidson County, Tennessee Probate Court Clerk's Office, the subject property was devised to Thomasena M. Wood and Stacey M. Franklin.

Reference is also made as to Executor's Quitclaim Deed from Stacey M. Franklin as the Executor of the Estate of Joan Brown to Thomasena M. Wood and Stacey M. Franklin, as tenants in common, dated Jun 10, 2025, of record in Instrument No. 20250625-0050102, said Register's Office.

Being also known as 1710 Kingsbury Drive, Nashville, TN 37215.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Thomasena M. Wood

Thomasena M. Wood

State of Texas
County of Brazoria

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Thomasena M. Wood the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of August, 2025.

Erica Denise

Notary Public
My Commission Expires: 1-26-28

ERICA DENISE JOHNSON
Notary ID #134734448
My Commission Expires
January 26, 2028

Owner Name & Property Address:

Name: Nashville Metro Holdings, LLC
Address: 1710 Kingsbury Drive
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name: Nashville Metro Holdings, LLC
Address: 1710 Kingsbury Drive
City, State, Zip: Nashville, TN 37215

Tax ID: 158-12-015.00

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Thomasena M. Wood

Stacey M. Franklin

State of ~~Tennessee~~ South Carolina
County of Orangeburg

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Thomasena M. Wood and Stacey M. Franklin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of August, 2025.

YASHICA SMITH NOTARY PUBLIC STATE OF SOUTH CAROLINA MY COMMISSION EXPIRES 10/23/2030

Notary Public
My Commission Expires: 10/23/2030

Owner Name & Property Address:

Name: Nashville Metro Holdings, LLC
Address: 1710 Kingsbury Drive
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name: Nashville Metro Holdings, LLC
Address: 1710 Kingsbury Drive
City, State, Zip: Nashville, TN 37215

Tax ID: 159-12-015.00

Certificate of Authenticity

I, Nick Harris, 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 **August 29, 2025**.

Affiant Signature

8/29/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **29** day of **August**, 20 **25**.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY