THIS INSTRUMENT PREPARED BY: Chapman & Rosenthal Title, Inc. 800 Crescent Centre Drive, Suite 140 Franklin, TN 37067 CRT File No. 250851898	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Montgomery The actual consideration or value, whichever is greater, for this transfer is: $3,395,000.00. Affiant Subscribed and sworn to before me, this 11th day of September, 2025. Notary Public My Commission Expires: 3-18-26

STEPHANIE BURING
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: The Curzon Family Trust dated November 29, 2023. 853 Belton Dr Nashville TN 37205	Send Tax Bills To: The Curzon Family Trust P.O. Box 1728 Wilsonville, OR 97070	Tax Information: Tax Parcel ID No. 115-02-0-053.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eight Fifty Three Belton Drive LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The Curzon Family Trust dated November 29, 2023,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows: Land in Davidson County, Tennessee, being Lot No. 345 on the Plan of Brook Meade, Section IX, of record in Plat Book 2331, Pages 34 and 35, in the Register's Office for said County. Said Lot No. 345 fronts 114 on the Southerly margin of Belton Drive and extends back between lines 391.5 feet on the Easterly side and 390.6 feet on the Westerly side, to a dead line in the rear measuring 113.1 feet thereon.

Being the same property conveyed to Eight Fifty Three Belton Drive, LLC by Quitclaim Deed from Jason Tidwell, single, and Clay Tate, married of record in Instrument No. 20230817-0064426 Register's Office for Davidson County, Tennessee, dated August 09, 2023 and recorded on August 17, 2023

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 34 and 35, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2436, Page 553-554, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

This is improved property located at 853 Belton Dr Nashville TN 37205

Karen Johnson Davidson County
Batch# 1321051 DEEDWARR
09/11/2025 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $12,561.50
20250911-0072722

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of September, 2025.

Eight Fifty Three Belton Drive LLC

BY: _____, member
Jason Tidwell, Member

BY: _____, Member
Scott Whelan, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Tidwell and Scott Whelan, who proved to me on the basis of satisfactory evidence to be the Members of Eight Fifty Three Belton Drive, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such members, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Members.

Witness my hand, at office, this 11th day of September, 2025.

_____
Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 September 11, 2025.

Date: September 11, 2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this September 11, 2025.

Notary Public
My Commission Expires: 7/25/26

