BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1325751
09/23/2025 10 14 37 AM
Fees $13 00 Taxes $1,831 50

20250923-0075821

Davidson County
DEEDWARR
2 pgs

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 3/3/2026

(AFFIX SEAL)

DM-BR-25-1518

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Equity Partners Group, LLC	**New Owner**	
(NAME) **1770 Forsyth Park Drive**	(NAME)	**072-16-0-208 00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANTONIO L. BASSHAM, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EQUITY PARTNERS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, more particularly described as follows

Being Lot No 43 on the Plan of Part Two, Porter Heights, of record in Plat Book 1424, Page 79, 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 Kimberly J Bassham and husband, Antonio L Bassham by Quitclaim Deed from Kimberly Bassham, formerly known as Kimberly Hughes, Diane Foxx and Antonio L Bassham of record in Instrument No 20031006-0147324 Register's Office for Davidson County, Tennessee, dated September 23, 2003 and recorded on October 6, 2003,

The said Kimberly J Bassham and husband, Antonio L Bassham having since divorced Final Decree of Divorce recorded in Instrument No 20200218-0017815

Further being the same property conveyed to Antonio L Bassham fromKimberly J Bassham by Quitclaim Deed of Record in Instrument Number 20250923-0075820 in the Registers Office for Davidson County, TN

This conveyance is subject to
- 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 1424, Page 79, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 1640, Page 81, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1518 Hayden Drive, Nashville, Tennessee 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 18 DAY OF SEPTEMBER, 2025

Antonio L Bassham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 18 of September, 2025

Notary Public
My Commission Expires 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212