This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202510827 **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 **$232,000.00** 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 30th day of September, 2025. Notary Public My Commission Expires: 3/9/27

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

WARRANTY DEED

THIS INDENTURE, made this 30th day of September, 2025, among:

Karen Johnson Davidson County
Batch# 1328421 DEEDWARR
09/30/2025 12:29:30 PM 4 pgs
Fees: $23.00 Taxes: $858.40
20250930-0077749

LISA GAIL POTEETE, MARRIED AND BRENDA MCCLURE WEST, UNMARRIED AND LEWIS EDWARD MCCLURE, JR., UNMARRIED HEIRS AT LAW OF THELMA J. MCCLURE

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".

Land in the 11th, formerly 19th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Lands of N. O. Love, deceased, as of record in Minute Book 7, page 176, County Court for said County, described according to a survey made by H. Gee, Surveyor, May 17, 1958, as follows:

Beginning on the northerly margin of Coreland Drive at a point 361 feet east of the southeast corner of the property conveyed to Melvin Lester Arnold and wife, by deed from W. A. Core, et ux, of record in Book 2859, page 447, Register's Office for said County; thence with the northerly margin of said Drive, South 74 deg. 32' East 90.52 feet to the beginning of a curve; thence around said curve with a radius of 30 feet, northeastwardly 46.8 feet to the westerly margin of Argle Avenue; thence with said Avenue, northwardly 136.33 feet to the southerly line of the Plan of Morningside Heights, Section 1, as of record in Book 1130, page 76, said Register's Office; thence with said line, North 74 deg. 32' West 122 feet to a point 361 feet east of the northeast corner of said Arnold property; thence southwardly 160 feet, more or less, to the beginning.

Being the same property conveyed to Lewis E. McClure and wife, Thelma J. McClure by deed from Charles W. Overall and wife, Joann O'Neill Overall, dated September 11, 1963, of record in Book 3618, page 197, Register's Office for Davidson County, Tennessee. The said Lewis E. McClure having since died on January 4, 2010, leaving Thelma J. McClure as surviving tenant by the entirety. The said Thelma J. McClure aka Thelma Alene McClure having since died intestate on June 29, 2013 and pursuant to Affidavit of Heirship of record in Instrument No. 202509300077748, said Register's Office, her sole heirs at law being Brenda McClure West, Lewis Edward McClure, Jr. and Lisa Gail Poteete.

Being also known as 1323 Coreland Drive, Madison, TN 37115.

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.

Lisa Gail Poteete

Lisa Gail Poteete

Brenda McClure West

Brenda McClure West

Lewis Edward McClure, Jr.

Lewis Edward McClure, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Lisa Gail Poteete, Brenda McClure West, and Lewis Edward McClure, Jr., 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 29 day of September, 2025.

Karlita Zirker

Notary Public
My Commission Expires: 1-17-2027

KARLITA ZIRKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/17/2027

Owner Name & Property Address:

Name: Nashville Metro Holdings, LLC
Address: 1323 Coreland Drive
City, State, Zip: Madison, TN 37115

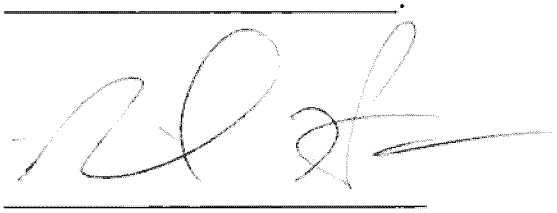
Responsible Party For Taxes:

Name: Nashville Metro Holdings, LLC
Address: 1323 Coreland Drive
City, State, Zip: Madison, TN 37115

Tax ID: 051-12-044.00

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 **September 29, 2025**.



Affiant Signature

9/29/2025

Date

State of Tennessee

County of Williamson

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



Notary's Signature

My Commission Expires: 3/9/27

Date

