This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Ave., Suite 1550
Nashville, Tennessee 37207
Attn: Mollie Gass, Esq.

Karen Johnson Davidson County
Batch# 1336125 DEEDWARRSP
10/21/2025 08:08:30 AM 10 pgs
Fees: $53.00 Taxes: $5,550.00
20251021-0083515

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
Richland South, LLC 212 Overlook Circle, Suite 207 Brentwood, TN 37027	Same Address as New Owner.	Map/Parcel No. 16200011400

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **CECELIA H. JOHNSON, VELDA LA JUAN H. CARLTON AND WALTER HARDWICK** (hereinafter referred to collectively as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **RICHLAND SOUTH, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> **ALL THAT TRACT OR PARCEL** of improved land lying and being in Nashville, Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); **TOGETHER WITH** any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

The subject property is commonly known as: 1456 Bell Road, Nashville, Tennessee 37211.

Grantor covenants that it is lawfully seized and possessed of said Property in **FEE SIMPLE**, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor.

[*Signatures Commence on Following Page*]

202510210083515

By: Velda La Juan H. Carlton
VELDA LA JUAN H. CARLTON

STATE OF Tennessee)
)SS.
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Velda La Juan H. Carlton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained.

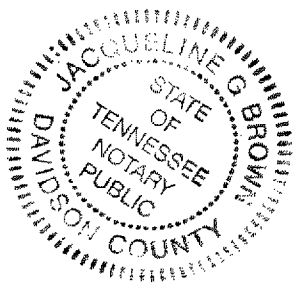
Witness my hand and official seal this 16 day of October, 2025.

My Commission Expires:

11-3-25

Jacqueline G Brown
Notary Public

[Signatures Continue on Following Page]



Witness my hand this 16th day of Oct, 2025.

By: Cecelia H. Johnson
CECELIA H. JOHNSON

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Cecelia H. Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal this 16 day of October, 2025.

Jacqueline G Brown
Notary Public

My Commission Expires:

11-3-25

[Signatures Continue on Following Page]

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

By: _____
WALTER HARDWICK

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Walter Hardwick, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained.

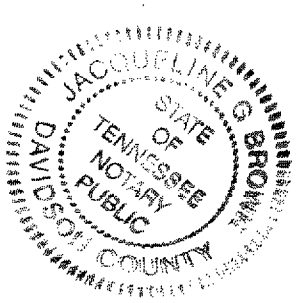
Witness my hand and official seal this 16 day of October, 2025.

My Commission Expires:

11-3-25

_____
Notary Public

[Signatures Continue on Following Page]



STATE OF Tennessee)
) SS.
COUNTY OF Williamson)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,500,000.00.

Brandy Catalanotto
Affiant

Sworn to and subscribed before me,
this 16 day of October, 2025.

NOTARY PUBLIC

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/22/29

EXHIBIT "A"

Legal Description of the Property

Being a 6.90 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being the property conveyed to Novella J.H. Teague, as evidenced by deed of record at Will Book 91, Page 325, R.O.D.C., Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps and Associates, Inc., James W. Clark, Tennessee Registered Land Surveyor No. 1445, dated March 18, 2025 as follows:

Starting at a point on the southerly Right-of-Way (ROW) of Bell Road at the center line of Harris Hills Lane;

Thence with said southerly ROW South 55 Degrees 30 Minutes 26 Seconds West a distance of 62.12 feet more or less to a point in said southerly ROW of Bell Road;

Thence continuing with said southerly ROW of Bell Road, South 55 Degrees, 30 Minutes 26 Seconds West a distance of 142.28 feet to a ó" rebar with cap "Anderson Delk" at the most northwesterly corner of the Richland South, LLC Property, of record at Document No. 20141112-0104312, R.O.D.C., Tennessee, said point being the Point of Beginning:

Thence with the line of said Richland South, LLC Property, South 1 Degree 53 Minutes 00 Seconds East a distance of 433.01 feet to a ó" rebar with cap "Anderson Delk";

Thence South 05 Degrees 42 Minutes 09 Seconds West, crossing a 20' Public Sanitary Sewer Easement of record at Doc. No. 20190813-0080717, R.O.D.C., Tennessee, a TVA Transmission Line Easement of record at Deed Book 2338, Page 210, R.O.D.C., Tennessee and Deed Book 2343, Page 200, R.O.D.C., Tennessee, and the Piedmont Natural Gas Company Easement of Record at Doc. No. 20120914-0083674, a distance of 452.02 feet to a ó" rebar with cap "Anderson Delk", said point being a common corner between the said Richland South, LLC Property and the Alt Investments Hilson, LLC & Et Al, of record at Doc. No. 20210917- 0125205, R.O.D.C., Tennessee.

Thence leaving the said Richland South, LLC Property with the line of the said Alt Investments Hilson, LLC & Et Al Property, South 05 Degrees 42 Minutes 09 Seconds West a distance of 839.68 feet to a ó" rebar with no cap at the most southwesterly corner of said Alt Investments Hilson, LLC & Et Al Property and also along the northerly boundary of the property conveyed to Cameron Land, LLC, of record at Doc. No. 20220309-0026867, R.O.D.C., Tennessee.

Thence leaving the said Alt Investments Hilson, LLC & Et Al Property and following the northerly boundary of the said Cameron Land, LLC Property, North 83 Degrees 46 Minutes 25 Seconds West a distance of 149.23 feet to an iron pipe at the most southeasterly corner of the Native American Indian Association of Tennessee Property, of record at Doc. No. 20121003- 0090401;

Thence leaving the northerly boundary of said Cameron Land, LLC Property and following the line of said Native American Indian Association of Tennessee Property and crossing said Piedmont Natural Gas Company Easement, said TVA Transmission Easement and said Public Sanitary Sewer Easement, North 03 Degrees 27 Minutes 18 Seconds East a distance of 1,302.26 feet to a ½" rebar with cap "Schneider";

Thence North 09 Degrees 56 Minutes 19 Seconds West a distance of 249.72 feet to a ½" rebar with cap "Anderson Delk" on the southerly ROW of Bell Road;

Thence leaving said Native American Indian Association of Tennessee Property, with the southerly ROW of Bell Road, North 55 Degrees 30 Minutes 26 Seconds East a distance of 275.52 feet to a ½" rebar with cap "Anderson Delk", said point being the Point of Beginning, containing 300,378 square feet or 6.90 Acres, more or less.

Being a portion of the same property conveyed to James Jordan by deed from Anna Morgan Blanton and husband, J. C. Blanton of record in Book 432, Page 23 Register's Office for Davidson County , Tennessee, dated October 15, 1912 and recorded on October 15, 1912. James Jordan died intestate, vesting the property in his heirs at law, as follows, to wit: Luther H. Jorson, Arthur Jordan, Hattie Jordan Owners, Euliss Jordan, Robert Jordan, James Jordon, Jr., Lela Jordan Brown, and Cora Jordan Ransom. Lela Jordan Brown predeceased James Jordan, and was survived by Percy Brown. Cora Jordan Ransom predeceased James Jordan. Per Deed of record in Book 702, Page 753, in the Register's Office for Davidson County, Tennessee, dated August 17, 1927, Cora Jordan Ransom was survived by Elnora Ransom, and Lela Jordan Brown was survived by Percy Brown. Elnora Newsom was survived by Catherine Owen.

Being a portion of the same property conveyed to Luther H. Jordan by deed from Arthur Jordan and wife, Etta Jordan, Euliss Jordan and wife, Emma Jordan; Robert Jordan and wife, Alberta Jordan; James Jordan and wife, Lottie Jordan and Percy Brown, an unmarried man of record in Book 702, Page 753 Register's Office for Davidson County , Tennessee, dated August 17, 1927 and recorded on August 17, 1927.

Being a portion of the same property conveyed to Luther Jordon by Installment deed from Hattie Jordan Owens, a widow of record in Book 794, Page 191 Register's Office for Davidson County , Tennessee, dated November 04,1939 and recorded on November 04, 1939.

Being a portion of the same property conveyed to Luther Jordan, by Deed of Partition from Catherine Owen, of record in Book 2600, Page 414 Register's Office for Davidson County, Tennessee, dated November 09, 1956 and recorded on November 09, 1956.

Being the same property devising to Henry Lee Jordan, Novella J. H. Teague, Alice J. Lanier and Alonzo B. Jordan, at the death of Juther H. Jordan in 1968, by and through his Last Will and Testament recorded in Will Book 91, Page 325, in the Register's Office for Davidson County, Tennessee. A portion of said property, south of Bell Road, was divided into 4 separate lots to each of the four heirs by a 1963 survey by Southern Land Surveying,of record as an Exhibit to the Affidavit of Furtherance of Title of record in Instrument**202510210083514** said Register's Office. Lot 1 of said survey was conveyed to Novella O. Hardwick Jordan Teague, and is the property conveyed hereinabove.

Novella O. Hardwick Jordan Teague died August, 12, 2021, and her will was probated for Muniment of Title in Davidson County Probate Court No. 24P1885. Her named beneficaries under the Will are Walter Hardwick,Cecelia Johnson, and Velda La Juan H. Carlton.

EXHIBIT "B"

Permitted Exceptions

1. Taxes for the year 2026, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book I, Page 709, Register's Office for Davidson County, Tennessee.

3. Terms, Conditions and Easements of record in Book 7801, Page 391, in the Register's Office for Davidson County, Tennessee.

4. TVA Line Easement of record in Book 2338, Page 210, in the Register's Office for Davidson County, Tennessee.

5. Right of Way Deed of record in Book 2480, Page 640, in the Register's Office for Davidson County, Tennessee.

6. Grant of Easement Transmission of record in Instrument Number 20120914-0083674, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 16, 2025 (date of document).

Affiant Signature

September 16, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of September, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON