WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00.

Affiant

Subscribed and sworn to me on 10/22/25.

NOTARY PUBLIC

My Commission Expires: 07/02/29

Karen Johnson Davidson County
Batch# 1337366 DEEDWARR
10/23/2025 09:16:30 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20251023-0084392

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
211 SG LLC & Tennis Center Partners, LLC PO Box 1084 Nolensville, TN 37135	NEW OWNER	084 16 0 167.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jeremy D. Lyell and wife, Kara Michelle Lyell, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Tennis Center Partners, LLC, a Tennessee limited liability company, and 211 SG LLC, a Tennessee limited liability company, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in the 3rd Civil District of Davidson County, Tennessee, being the southerly 50 feet of Lot No. 21 on the Map of Donelson Heights Subdivision, unrecorded, and described according to a survey by John D. McCormick, Registered Land Surveyor, dated November 13, 1978, as follows, to wit:
>
> Said southerly 50 feet of Lot No. 21 fronts 50 feet on the west side of Shady Grove Road and extends back between parallel lines 200 feet to a line in the rear, measuring 50 feet thereon.
>
> Being the same property conveyed to Jeremy D. Lyell and wife, Kara Michelle Lyell, by Warranty Deed from Jeremy D. Lyell of record in Instrument No. 20130924-0100527, in the Register's Office for Davidson County, Tennessee, dated September 24, 2013, and recorded on September 24, 2013.
>
> This is improved property known as 211 Shady Grove Rd., Nashville, Tennessee 37214.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 10/22/25.

Jeremy D. Lyell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/22/25, before me personally appeared Jeremy D. Lyell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 10/22/25.

Katherine Cooper
NOTARY PUBLIC

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

My Commission Expires: 07-02-29

Witness my hand and official seal on 10/22/25.

Kara Michelle Lyell

STATE OF _____
COUNTY OF _____

On _____, before me personally appeared Kara Michelle Lyell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on _____.

NOTARY PUBLIC

My Commission Expires: _____

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 hand and official seal on 10/22/25.

Jeremy D. Lyell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/22/25, before me personally appeared Jeremy D. Lyell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 10/22/25.

NOTARY PUBLIC

My Commission Expires: _____

Witness my hand and official seal on 10/22/2025.

Kara Michelle Lyell

Kara Michelle Lyell

STATE OF Nevada
COUNTY OF Clark

On 10/22/2025, before me personally appeared Kara Michelle Lyell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 10/22/2025,

Dera. Reynolds

NOTARY PUBLIC

Dera Lakiena Reynolds
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 24-8187-01
Expires March 2, 2028

My Commission Expires: 03/02/2028

Notarized remotely using audio-video communication technology via Proof.

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 10/22/2025.

John Cobb Rochford

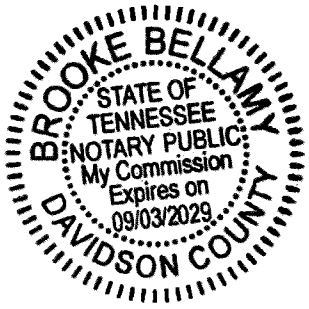
Date: 10/22/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 10/22/2025.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29