WARRANTY DEED

EMILEE BARRETT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

File No. EB-25-11579

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $533,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2025

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1702 Allison Place QOZB LLC	1702 Allison Place QOZB LLC	
(NAME) 1704 Allison Place	(NAME) 1224 2nd Avenue South, Suite 103	105-11-0-149.00
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Bryce McCloud and Elizabeth Atack, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1702 Allison Place QOZB LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 22 on the plan of the Allison Subdivision, as of record in Book 547, page 74, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Said Lot No. 22 fronts 50 feet on the Easterly side of Allison Place and extends back 150 feet between parallel lines to a dead line measuring 50 feet.

Being the same property conveyed to Bryce McCloud, unmarried by Warranty Deed from Christian Properties, INC of record in Instrument No. 20041221-0151679 Register's Office for Davidson County, Tennessee, dated December 17, 2004 and recorded on December 21, 2004. Bryce McCloud having since married Elizabeth Atack who hereby joins in this conveyance to convey any and all marital interest she may have in said property.

This is property more commonly known as 1704 Allison Place, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1345697 DEEDWARR
11/13/2025 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,973.95
20251113-0090469

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 12th day of November, 2025.

Bryce McCloud

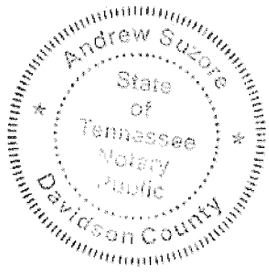
Elizabeth Atack

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2025, before me personally appeared Bryce McCloud and Elizabeth Atack, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of November, 2025.

Notary Signature
My commission expires: May 8, 2026



Tennessee Certification of Electronic Document

I, Emilee Barrett, 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 **11/12/25** (date of document).

Emilee Barrett
Affiant Signature

11/13/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **13th** day of **November** 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 5.24.28

NOTARY'S SEAL

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD