Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
[illegible] Hills Blvd Suite [illegible]

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No 38842	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $12,000,000.00. Affiant Subscribed and sworn to before me this 21st day of November, 2025. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1350700 DEEDWARR
11/25/2025 11 20 30 AM 3 pgs
Fees $18 00 Taxes $44,400 00
20251125-0094029

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner.	Send Tax Bills To:	Tax Information:
Wilsonia, LLC 225 Wilsonia Avenue Nashville, TN 37205		Map and Parcel No. 10313007000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, 401 West Hillwood, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Wilsonia, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 225 Wilsonia Avenue, Nashville, TN 37205.

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

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of November, 2025.

GRANTOR:

401 West Hillwood, LLC, a Tennessee limited liability company

BY: _____
Justin C Franks, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Justin C. Franks, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of 401 West Hillwood, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of November, 2025.

_____
Notary Public
My Commission Expires: 3/8/28



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Land Partition Plat of Lot 33 Of Hillwood Estates-Section 4 of record in Instrument No. 20240725-0056254, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to 401 West Hillwood, LLC, a Tennessee limited liability company, by deed dated July 8, 2024 from Mary Glynn Williamson, Trustee of the Mary Glynn Williamson Trust, dated January 27, 2023 and David G. Williamson, III and Beth Williamson Ayers, as equal tenants in common, of record in Instrument No. 20240710-0051554, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1 State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. All matters appearing on the Plan of record as Instrument No. 20240725-0056254, Register's Office for Davidson County, Tennessee.
5 Dedication of Easement & Maintenance Agreement For Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument No. 20250213-0010903, Register's Office for Davidson County, Tennessee.
6 Declaration of Restrictions and Covenants For SCMs For Regulated Residential Infill of record in Instrument No. 20250826-0068294, Register's Office for Davidson County, Tennessee.