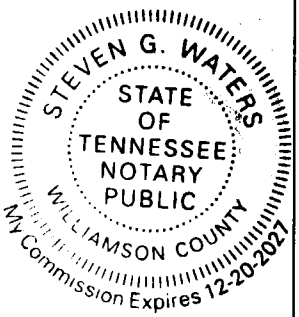
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Jasmine Dary
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF December, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jasmine Dary and Anita Polk-Conley	Cadence Bank	
(NAME)	(NAME)	
528 Green Lane	P.O Box 3356	049 15 0M 001.00
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Tupelo MS 38803-3356	
(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, **EQUITY PARTNERS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASMINE DARY AND NATHANIEL DARY, WIFE AND HUSBAND, AND ANITA POLK-CONLEY, A SINGLE WOMAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 528 of HOMES AT 530 & 528 GREEN LANE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 530 & 528 GREEN LANE, a Horizontal Property Regime, of record in Instrument No. 20241121-0090864, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property being conveyed to Equity Partners Group, LLC, A Tennessee Limited Liability Company, by Warranty Deed from The Brandy Star George Revocable Trust dated August 07, 2023 (as to 50% undivided interest) and The Robin Dewayne Waller Revocable Trust dated September 19, 2023 (as to 50% undivided interest), of record in Instrument No. 20240926-0074783, in the Register's Office of Davidson, Tennessee, dated September 24, 2024 and recorded on September 26, 2024.

Being part of the same property being conveyed to Robin Dewayne Waller, Trustee of the Robin Dewayne Waller Revocable Trust dated September 19, 2023, by Warranty Deed from Robin Waller, married, of record in Instrument No. 20230925-0075108, in the Register's Office of Davidson, Tennessee, dated September 19, 2023 and recorded on September 25, 2023.

Karen Johnson Davidson County
Batch# 1353694 DEEDWARR
12/04/2025 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20251204-0096307

202512040096307

Being part of the same property being conveyed to Brandy Star George, Trustee of the Brandy Star George Revocable Trust, dated August 07, 2023, by Warranty Deed from Brandy S. George, unmarried, of record in Instrument No. 20230811-0062259, in the Register's Office of Davidson, Tennessee, dated August 07, 2023 and recorded on August 11, 2023.

Being part of the same property conveyed to Brandy George and Robin Waller, by Warranty Deed from Ruby Cox, of record in Instrument No. 20100511-0035957, in the Register's Office of Davidson County, Tennessee, dated April 26, 2010 and recorded on May 11, 2010.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 528 Green Lane, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 1st day of December, 2025

EQUITY PARTNERS GROUP, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: COLIN ELLIS, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Colin Ellis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Equity Partners Group, LLC, a Tennessee Limited Liability Company the within named bargainor, a Tennessee limited liability company and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and official seal this 1st day of December, 2025

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/4/27

Notary Public

CERTIFICATE OF AUTHENTICITY

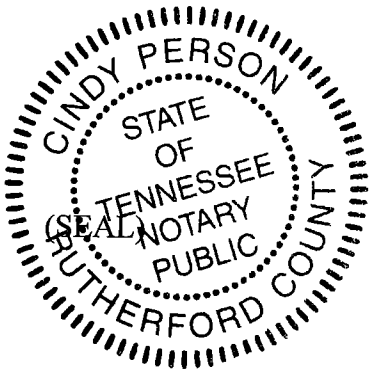
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12-1-2025.

A R Steelman
Affiant Signature

12-3-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 3 day of December, 2025.



Cindy Person
Notary Public

My Commission Expires: 4-19-2027

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