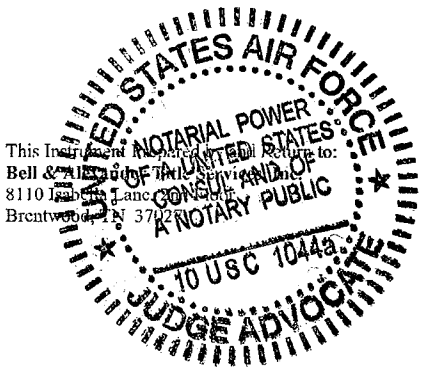


RAMSTEIN AB

GERMANY

This Instrument Prepared and Return to:
Bell & Associates Title Services, LLC
8110 Isabella Lane, Suite 205
Brentwood, TN 37027

AM
AM STATE OF TENNESSEE
COUNTY OF _____

Actual consideration or value, whichever is greater is $363,000.00.

Affiant

Subscribed and sworn before me this the 4 day of October AM November 2025.

Notary Public Aashyria McNeil AIC, USAFE
My commission expires: JM Dec 28

Karen Johnson Davidson County
Batch# 1357451 DEEDWARR
12/12/2025 12:30:30 PM 9 pgs
Fees: $48.00 Taxes: $1,343.10
20251212-0099188

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Andina 1212, LLC	ALTO CAPITAL HOLDINGS LLC	061-03-0 165.00
5030 Inglewood Ct.	1031 N Miami Beach Blvd	
Nashville, TN 37216	North Miami Beach, FL 33162	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ESTATE OF JOHN HOWARD MORRIS, BRYAN E. MORRIS, ANAMARIE R. MORRIS, ELIZABETH A. CARROLL-BAKER N/K/A ELIZABETH DIEMOZ, and AMY KOONCE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANDINA 1212, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 59 and all of Lot No. 60 on the Map of A.J. Coleman's Inglewood Heights Subdivision, as of record in Deed Book 1424, Page 85, Register's Office for said County, described as follows:

Beginning on the northerly margin of Inglewood Court, at the corner of Lots No. 60 and 61; thence with the line between said lots, northwardly 144.5 feet to the southerly line of Springhilf Cemetery property, thence with their southerly line, northwestwardly 68.5 feet to a point 10 feet west of the corner of Lot Nos. 59 and 60; thence southwardly 212 feet, more or less, to the northerly margin of Inglewood Court; thence with the northerly margin of said Court, Eastwardly 90.4 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is the following described property found in deed of record in Instrument No. 20011114-0124858, said Register's Office:

Beginning at the point of intersection of the existing southeast margin of SR 155 and the east boundary of the Marjorie G. Canady property; thence with said existing margin northeasterly 72 feet more or less to a point; thence with the west boundary of the Leah Marie Laybew Gaston property South 11 degrees, 45 minutes 41 seconds East 26.28 feet to a point, said point being 222.66 feet left of SR. 155 proposed centerline station 554+78.81; thence with the proposed southeast margin of said road having a 410.21 foot radius curve left and westerly 71.38 feet to a point, said point being 268.74 feet left of SR. 155 proposed centerline station 555+28.60; thence with said east boundary North 04 degrees, 23 minutes, 24 seconds West 16.46 feet to the point of beginning, containing 1371 square feet and being part of the same property conveyed by Donna G. Williams, Trustee to Melinda Tankersly Perry and Lana B. Snapp as of record in Book 8457, Page 49, Register's Office for Davidson County, Tennessee.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is the following described property found in deed dated 11/27/1974, to the Metropolitan Government of Nashville and Davidson County of record in Book 4872, page 246, said Register's Office:

Being part of Lot Nos. 59 and 60 on the map of A. J. Coleman's Inglewood Heights Subdivision, as of record in Book 1424, Page 85, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at the present Northwest rear corner of James Edgar Perry's property; thence South 4°23'29" East 74.40 feet along the property line between Ben C. Webster and James Edgar Perry to a point; thence North 57°07'59" East 71.72 feet along the new relocated Southerly right-of-way line of Briley Parkway to a point, said point being the common rear corner of Rosaline Robinson and James Edgar Perry; thence

Westwardly 68.5 feet along the rear of James Edgar Perry's property to the point of beginning and containing 0.236 acres.

Being the same property conveyed to Bryan Morris, as Administrator of The Estate of John Morris, deceased, by deed dated 12/02/2024, from J. Michael Foster, acting as Trustee of The John Morris Family Trust, of record in Instrument No. 20241231-0101338, Register's Office for said County. The Estate of John Howard Morris being further referenced by Docket Number 24-P-00440 in the Christian County District Court for the Commonwealth of Kentucky and Docket Number 24P2385 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

Also being the same property conveyed to John H. Morris, as Trustee of The John Morris Family Trust, by deed dated 08/01/2019, from GRE, LLC, of record in Instrument No. 20190827-0086196, Register's Office for said County. The said John H. Morris now being deceased.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5030 Inglewood Ct., Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 19 day of November, 2025.

ESTATE OF JOHN HOWARD MORRIS

Curtis Baker, Executor
By: Curtis Baker, Executor

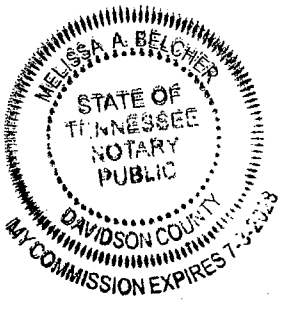
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Curtis Baker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the co-executor of the within named Estate of John Howard Morris, and that he, as such co-executor, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of John Howard Morris by the said Curtis Baker as such co-executor.

Witness my hand and official seal this 19th day of November 2025

My Commission Expires: 07/03/2028

Melissa Belcher
Notary Public



Witness my hand this the 4 day of November, 2025.

ESTATE OF ~~JOHN~~ HOWARD MORRIS

By: Bryan Morris, Executor

RAMSTEIN AB

AM ~~STATE OF~~

AM ~~COUNTY OF~~

GERMANY

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bryan Morris, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the co-executor of the within named Estate of John Howard Morris, and that he, as such co-executor, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of John Howard Morris by the said Bryan Morris as such co-executor.

Witness my hand and official seal this 4 day of November, 2025.

My Commission Expires: 14 Dec 28

Notary Public

Aashyria McNeill AIC, USAF

UNITED STATES AIR FORCE
NOTARIAL POWER OF A UNITED STATES CONSUL AND OF A NOTARY PUBLIC
10 USC 1044a
JUDGE ADVOCATE

RAMSTEIN AB

GERMANY

Witness my hand this the 4 day of November, 2025.

Bryan E. Morris

RAMSTEIN AB

AM ~~STATE OF~~

AM ~~COUNTY OF~~

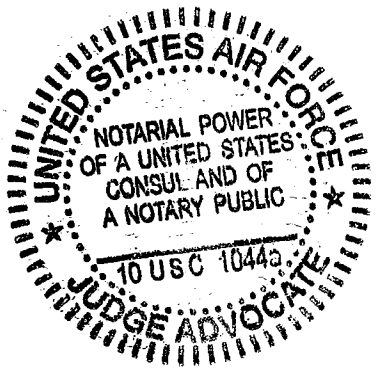
GERMANY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bryan E. Morris, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4 day of November, 2025.

My commission expires: 14 DEC 28

Notary Public
Aashyria McNeill AIC, USAF



RAMSTEIN AB

GERMANY

Witness my hand this the 3rd day of November, 2025.

Elizabeth Ann Penelope Diemoz
Elizabeth A. Carroll-Baker N/K/A Elizabeth Diemoz

STATE OF Florida
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elizabeth A. Carroll-Baker N/K/A Elizabeth Diemoz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of November, 2025.

My commission expires: 09/12/2027

JOHN B ORTIZ
Notary Public - State of Florida
Commission # HH442474
Expires on September 12, 2027

Notarized remotely online using communication technology via Proof.

Notary Public

Witness my hand this the 17th day of November, 2025.

Anamarie Rachel Morris

Anamarie R. Morris

STATE OF Virginia
COUNTY OF Prince William County

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anamarie R. Morris, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of November, 2025.

My commission expires: 01/31/2029

Saidur Rahman Bhuyan

Notary Public

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Saidur Rahman Bhuyan

REGISTRATION NUMBER
7917594
COMMISSION EXPIRES
January 31, 2029

Notarized remotely online using communication technology via Proof.

Witness my hand this the 24th day of November, 2025.

Amy Koonce

Amy Koonce

STATE OF Florida
COUNTY OF Orange County

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Amy Koonce, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of November, 2025.

Amy Koonce DRIVER LICENSE
My commission expires: 11/29/2029

SHERRIEANNA RAINE WEBB
Notary Public - State of Florida
Commission # HH 721334
Expires on November 29, 2029

Sherrieanna Raine Webb
Notary Public

Notarized remotely online using communication technology via Proof.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 12/5/25 (date of document).

Affiant Signature

12/11/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

