THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152747**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,045,000.00. Affiant Subscribed and sworn to before me, this 10th day of December, 2025. Notary Public My Commission Expires: 11.5.29

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1358126 DEEDWARR
12/15/2025 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $3,866.50
20251215-0099533

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Phoenix Dynasty LLC 1128 Brick Church Pike Nashville TN 37207	Phoenix Dynasty LLC 6312 Rocky Point Ct. Oakland, TN 94605	Tax Parcel ID No. 071-14-2J-002.00 CO

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, **America Nashville Properties, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phoenix Dynasty LLC, a Tennessee Limited Liability Company,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 on the plan of RIVERSIDE COMMONS F/K/A 1200 BRICK CHURCH PIKE, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for RIVERSIDE COMMONS F/K/A 1200 BRICK CHURCH PIKE, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210304-0028435 and amended in Instrument No. 20240409-0025250, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to WOODLAKE ACRES, LLC, A TEXAS LIMITED LIABILITY COMPANY, by deed from RIVERSIDE DEVELOPMENT HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20240221-0011801, dated February 12, 2024, said Register's Office.

Being the same property conveyed to AMERICA NASHVILLE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMANY, by quitclaim deed from WOODLAKE ACRES LLC, A TEXAS LIMITED LIABILITY COMPANY, of record in Instrument No. 20240508-0033730, dated May 7, 2024, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as 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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 071-14-2J-002.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20210304-0028435 amended in Instrument No. 20240409-0025250, said Register's Office.

Matters shown on the Plan of record in Minute Book "U", page 147, said Register's Office.
Agreement for Dedication of Public Right-of-way of record in Instrument No. 20211102-0146719, said Register's Office.

This is improved property located at 1128 Brick Church Pike Nashville TN 37207

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 10th day of December, 2025.

America Nashville Properties, LLC

Sole member

By: America Strader, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared America Strader with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the sole member (or other officer authorized to execute the instrument) of America Nashville Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such sole member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid sole member.

Witness my hand, at office, this 10th day of December, 2025.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 12/10/25 (date of document).

Affiant Signature

12/12/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of December, 2025.

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Notary Signature

MY COMMISSION EXPIRES: 3/22/26

NOTARY'S SEAL