WARRANTY DEED

Karen Johnson Davidson County
Batch # 1358153 DEEDWARR
12/15/2025 01:49:14 PM 2 pgs
Fees: $13.00 Taxes: $2,386.50
20251215-0099576

G-ORE-25-979-10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Laurent Banon and Pauline Patat Banon	**Same as New Owner**	
(NAME) **814 Hall Street**	(NAME)	**072-05-0U-010.00-CO**
(ADDRESS) **Mamaroneck, NY 10543**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SMALL GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LASCARD LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 10 on the Plan of Homes at Trinity and Dozier, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20231006-0078686, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Small Group, LLC, a Tennessee limited liability company by Warranty Deed from Alpine Park GP, dated February 17, 2021 and recorded February 22, 2021 in Instrument No. 20210222-0021432, Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Small Group, LLC, a Tennessee limited liability company by Quitclaim Deed from Small Group, LLC, a Tennessee limited liability company, dated July 31, 2023 and recorded August 2, 2023 in Instrument No. 20230802-0059727, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 69, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20231006-0078686, Register's Office for Davidson County, Tennessee.
- Declaration of restrictions for stormwater in Instrument No. 20220222-0019816, Instrument No. 20220322-0032871 and Instrument No. 20221216-0130325, Register's Office of Davidson County, Tennessee.
- Dedication of right-of-way in Instrument No. 20230927-0075686, Register's Office of Davidson County, Tennessee.
- Easement in Book 4551, Page 741, Register's Office of Davidson County, Tennessee.
- Easements set out in Instrument No. 20201203-0140777, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **979 Dozier Place, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 12th DAY OF DECEMBER, 2025.

Small Group, LLC

BY: _____
William F. Snyder
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM F. SNYDER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of SMALL GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of December, 2025.

_____
Notary Public
My Commission Expires: 03/16/2026
(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212