BOX 10-A

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $550,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 15th day of December, 2025.

M. R. Schodroski
NOTARY PUBLIC

My commission expires: 3/3/2026

Karen Johnson
Batch # 1359337
12/18/2025 11:43:55 AM
Fees: $13.00 Taxes: $2,035.00

20251218-0100589

Davidson County
DEEDWARR
2 pgs

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Equity Partners Group, LLC (NAME)	Equity Partners Group (NAME)	072-16-0-101.00
1608 Tammany Drive (ADDRESS)	1770 Forsyth Park Dr (ADDRESS)	
Nashville, TN 37206	Brentwood, TN 37027	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Samuel Groce, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Equity Partners Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20, as shown on the map entitled Plan of Peerman Heights, of record in Plat Book 2133, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SHARON BREEDING AND SAMUEL GROCE, WIFE AND HUSBAND, by Warranty Deed from MARK A. NAUERT AND SPOUSE, SARAH E. NAUERT, of record as Instrument No. 20150824-0085169, in the Register's Office for Davidson County, Tennessee, dated August 7, 2015.

SHARON BREEDING having since died on or about February 4, 2022, leaving SAMUEL GROCE as the surviving tenant by the entirety.

This property is __unimproved _X_improved property known as: 1608 Tammany Drive, Nashville, TN 37206.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

of the Register of Deeds where the real property is situated.

Witness our hands this 15th day of December, 2025.

Samuel Groce

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Samuel Groce, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of December, 2025.

Notary Public
My Commission Expires: 5/14/2029

