BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1359992 DEEDWARR
12/19/2025 10:33:40 AM 2 pgs
Fees: $13.00 Taxes: $10,545.00
20251219-0100912

MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE MACON COUNTY My Commission Expires 3/5/2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th 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
Liautaud Development Group, L.L.C. - 111 Series, an Illinois limited liability company	NEW OWNER	
(NAME)	(NAME)	105 13 0 406.00
208 Seaboard Lane		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, WE, TN26, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LIAUTAUD DEVELOPMENT GROUP, L.L.C. - 111 SERIES, AN ILLINOIS LIMITED LIABILITY COMPANY, 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the PLAN OF EDGEHILL ESTATES SECTION ELEVEN, as of record in Plat Book 4300, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the Northerly margin of Bradford Avenue and runs back between parallel lines 200 feet to an alley on which it measures 50 feet.

Being the same property conveyed to TN26, LLC, a Tennessee Limited Liability Company, by Warranty Deed from MICHAEL FARRELL, a married man, of record in Instrument No. 20240122-0003299, in the Register's Office for Davidson County, Tennessee, dated January 16, 2024, and recorded on January 22, 2024.

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 848 Bradford Avenue, Nashville, TN 37204
(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 15th day of December, 2025

TN26, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
ANTHONY BITETTO, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Anthony Bitetto,** with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be an Authorized Agent of **TN26,LLC** the within named bargainor, a limited liability company, and that he/she as **Authorized Agent,** being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing his/her name as Authorized Agent for **TN26, LLC.**

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

Commission expires:

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

_____
Notary Public

MO2025-1585