Karen Johnson Davidson County
Batch# 1360593 DEEDWARR
12/22/2025 01:07:30 PM 4 pgs
Fees: $23.00 Taxes: $20,350.00
20251222-0101536

Name and Address of New Owner:
True North Developments LLC
6100 Tower Circle Suite 200
Franklin, TN 37067

Send Tax Statements To:
True North Developments LLC
6100 Tower Circle Suite 200
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-25121533

Map and Parcel: 060 16 0 148.00, 060 16 0 146.00, 060 16 0 145.00 and 060 16 0 147.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Win Investment Holdings, LLC, a Wyoming Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **True North Developments LLC, a Wyoming Limited Liability Company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property 1: 060 16 0 148.00; 2819 Jones Ave
A tract or parcel of land lying in Davidson County, Tennessee, being parts of Lot Nos. 8, 9 and 10 on the Final Plan of Joywood Heights, Section 3, not of record, described together as follows:

Beginning on the easterly margin of Jones Avenue at the southwest corner of that part of Lot No. 10 on said plan conveyed to Harold W. Hitt and wife, by deed from Sam M. Outlaw and wife, of record in Book 2105, page 14, Register's Office for said County; thence with said Hitt's southern boundary line North 75 degrees East 633.5 feet to Hitt's southeast corner; thence South 06 degrees West 332 feet; thence southwestwardly 556 feet, more or less, to the easterly margin of said Avenue; thence with the same, northwardly 148 feet to the beginning.

Being the same property conveyed to WIN Investment Holdings, a Wyoming Limited Liability Company by Warranty Deed from Sherry Moss, unmarried of record in Instrument No. 20250812-0064023 Register's Office for Davidson County, Tennessee, dated August 8, 2025 and recorded on August 12, 2025.

Property 2: 060 16 0 146.00; 2821 Jones Ave
Being a tract or parcel of land lying in Davidson County, Tennessee, being parts of Lot Nos. 10 and 11 on the Plan of Joywood Heights, Section III, not of record, described according to a survey made by Wm. Collier Parrish Associates, Civil Engineers, dated May 2, 1964, as follows:

Beginning at an iron pin on the northeasterly margin of Jones Avenue, at a point 28.8 feet North of the corner of Lots Nos. 9 and 10 on said Plan; thence with said Jones Avenue northwesterly 100 feet to an iron pin; thence North 60 degrees 45 minutes East 312.0 feet to a point; thence in a southerly direction 180.0 feet to a point; thence South 75 degrees West 312.0 feet to the beginning.

Being the same property conveyed to WIN Investment Holdings, LLC, a Wyoming Limited Liability Company by Warranty Deed from Teresa D. Roberts of record in Instrument No. 20250812-0064028

Register's Office for Davidson County, Tennessee, dated August 8, 2025 and recorded on August 12, 2025.

Property 3 and 4: 060 16 0 145.00; 2823 Jones Ave and 060 16 0 147.00; 0 Jones Ave
A tract or parcel of land lying in Davidson County, Tennessee, being part of Lots Nos. 10, 11 and 12 on the Final Plat of Joywood Heights, Section 3, not of record, described according to survey made by George W. Watkins, Surveyor, November 25, 1952, as follows:

Beginning at an iron pin on the northeasterly margin of Jones Avenue at the point 129.0 feet northwest of the corner of Lots Nos. 9 and 10 on said plan; thence with said Avenue northwestwardly 77.0 feet to an iron pin; thence North 56 degrees 30 minutes East 889.0 feet to an iron pin; thence South 06 degrees West 488.0 feet to an iron pin, being North 06 degrees East 108.0 feet from the corner of Lots Nos. 9 and 10 on said plan; thence South 75 degrees West 321.5 feet thence northwardly 180.0 feet; thence South 60 degrees 45 minutes West 310.0 feet, more or less, to the beginning.

Being the same property conveyed to WIN Investment Holdings, LLC, a Wyoming Limited Liability Company by Warranty Deed from Nashville Real Estate Investments, LLC of record in Instrument No. 20250812-0064034 Register's Office for Davidson County, Tennessee, dated August 8, 2025 and recorded on August 12, 2025.

This conveyance is subject to the following: Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10383, Page 794, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2819 Jones Avenue, Nashville, TN 37207, 2821 Jones Avenue, Nashville, TN 37207 and 2823 Jones Avenue and 0 Jones Avenue, Nashville, TN 37207

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hand this 11th day of December, 2025.

Win Investment Holdings, LLC, a Wyoming Limited Liability Company

BY: Michael Winarski

Michael Winarski
Manager

State of Texas

County of Brazoria

Personally appeared before me, a notary public in and for the state and county aforementioned, Michael Winarski, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Manager of Win Investment Holdings, LLC and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Manager.

Witness my hand and seal this 11th of December, 2025.

Marie Ward

Notary Public
My Commission Expires: 10/24/2027

NOTARY PUBLIC STATE OF TEXAS

Marie Ward

ID NUMBER
132223949
COMMISSION EXPIRES
October 24, 2027

Electronically signed and notarized online using the Proof platform.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $5,500,000.00.

Affiant Signature

Subscribed and sworn to before me, this 12th day of December, 2025.

Notary Public
My Commission Expires: 1/21/2029

BRIDGETTE N SLOVER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 12/11/25 (date of document).

Affiant Signature

12/18/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 18th day of December, 2025.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029