Karen Johnson Davidson County
Batch# 1364164 DEEDWARR
12/31/2025 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20251231-0104512

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Jennifer Russell
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th day of December, 2025.

(Affix Seal) Notary Public

My Commission Expires: —

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

2025-12-3631

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Thomas James Powell and Sarah Lynn Powell 304 Elberta Street Nashville, TN 37210	NEW OWNER	Map/Parcel 119-05-0-027.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ten 10 Partners, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas James Powell and Sarah Lynn Powell, husband and wife**, hereinafter called the GRANTEE, their heirs 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 the Easterly 75.66 feet of Lot No. 7 of Block No. 28 on the Map of Resubdivision of Part of Cumberland Nurseries, as of record in Book 161, page 166, Register's Office for said County.

Said part of Lot No. 7 fronts 75.66 feet on the Northerly side of Elberta Street, and runs back between parallel lines 248 feet to the South line of Lot No. 3.

Being the same property conveyed to Ten 10 Properties, LLC, a Tennessee limited liability company by Warranty Deed from Faith Therber Fairhope and Glory Davis, Co-Administrators & Heirs-at-Law, and Estate of Betty Sue Therber, Jonathan Wade Therber, Executor, Marvin Kent Therber, Darlene Therber Frick, Angela Gaye Therber, Deborah Therber, and Roger Therber, Heirs-at-Law, of the Estate of Franklin D. Therber, Sr. of record in Instrument No. 20220713-0080710 Register's Office for Davidson County, Tennessee, dated June 30, 2022 and recorded on July 13, 2022 and Affidavit of Scrivener's Error is record in Instrument No. 20220930-0108140.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 304 Elberta Street, Nashville, TN 37210.

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the _____ day December, 2025.

Ten 10 Partners, LLC, a Tennessee Limited Liability Company

By: _____
William Brett Janson, Member

By: _____
Linsey Lewis, Member

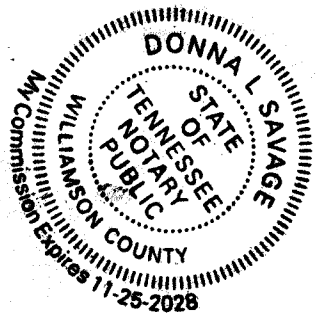
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared William Brett Janson and Linsey Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of Ten 10 Partners, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Members.

Witness my hand, at office, this 29th day of December 2025.

_____
Notary Public

My commission expires: 11-25-2028



Certificate of Authenticity

I, Danielle Watson, 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 12/29/25.
Date

D Watson
Affiant Signature

12/29/25
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 29th day of December, 2025.

LHahn
Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029