RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Name and Address of New Owner:
CREI Ventures LLC
4117 Hillsboro Pike, Ste 103-265
Nashville, TN 37215

Send Tax Bills To:
CREI Ventures LLC
4117 Hillsboro Pike, Ste 103-265
Nashville, TN 37215

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-25-4354

Karen Johnson Davidson County
Batch # 1365019 DEEDWARR
01/05/2026 10:19:38 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20260105-0000196

Map & Parcel No: 132-01-0-122.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kaitlyn B. Jones, Trustee of Richard R. Jones Family Trust, and Shellie Nicole Bryant, Trustee of Family Trust FBO Jean Tempie Jones**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **CREI Ventures LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Rolling Meadows of record in Plat Book 1424, Pages 98 and 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said lot fronts 104 feet on the westerly side of Outer Drive and runs back between parallel lines, 195 feet to a dead line, measuring 104 feet thereon.

Being the same property conveyed to Lem Jones and wife, Rebecca D. Jones, by Warranty Deed from Harold Alfred Wise, unmarried, Estill S. Ellis and wife, Anne C. Ellis, of record in Book 3507, Page 173, Register's Office for Davidson County, Tennessee, dated February 26, 1963 and recorded on February 28, 1963. The said Lem Jones aka Lemuel Russell Jones died on or about April 14, 1976, leaving Rebecca D. Jones as the surviving tenant by the entirety.

The said Rebecca D. Jones died on or about August 7, 1990, survived by Richard R. Jones and Lem Dale Jones. Affidavits of Heirship of record in Book 11376, Page 861, Book 1137, Page 863 and Book 11376, Page 864, Register's Office for Davidson County, Tennessee.

The said Richard R. Jones aka Richard Rhea Jones died on or about May 31, 2021. See Docket No. 21PR-11813, Probate Division of the Chancery Court for Williamson County, Tennessee.

The said Lem Dale Jones aka Lemuel Dale Jones died on or about May 16, 2025. See Docket No. 2025PR-448, Probate Division of the Chancery Court for Sumner County, Tennessee.

Being the same property conveyed to Shellie Nicole Jones Bryant, Trustee of the Family Trust FBO Of Jean Tempie Jones by Executor's Deed from Shellie Nicole Jones Bryant, Executor for the Estate of Lem Dale Jones, of record in Instrument No. 20251125-0094123, Register's Office for Davidson County, Tennessee, dated November 21, 2025 and recorded on November 25, 2025, as to a one-half (50%) interest.

Being the same property conveyed to Kaitlyn B. Jones, Trustee of the Richard K. Jones Family Trust by Quitclaim Deed from Kaitlyn B. Jones, Executor for the Estate of Richard Rhea Jones, of record in Instrument No. 20260105-0000195, Register's Office for Davidson County, Tennessee, dated December 30, 2025 and recorded on ~~December~~ January 5, 2026, as to a one-half (50%) interest.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of December, 2025.

Richard R. Jones Family Trust

By: Kaitlyn B. Jones, Trustee
Kaitlyn B. Jones, Trustee

Family Trust FBO Jean Tempie Jones

By: Shellie Bryant, Trustee
Shellie Nicole Bryant, Trustee

State of Tennessee
County of Davidson

On this 30th day of December, 2025, before me personally appeared Kaitlyn B. Jones, Trustee of Richard R. Jones Family Trust, and Shellie Nicole Bryant, Trustee of Family Trust FBO Jean Tempie Jones, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of December, 2025.

Notary's Signature
My commission expires: 9/5/2028

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

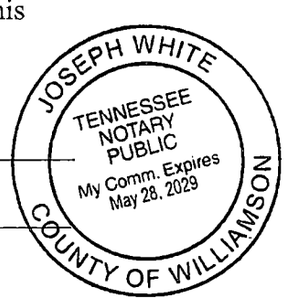
AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
30th day of December, 2025.



_____
Notary's Signature
My commission expires: _____