BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1371055
01/20/2026 10:29:47 AM
Fees: $13.00 Taxes: $1,739.00

Davidson County
DEEDWARR
2 pgs

20260120-0004304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

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
Fatherland Project, LLC	Core Development	
(NAME)	(NAME)	
715 Fatherland St	P.O. Box 158383	082-16-0-201.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37215	
(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, **CATHY RHEA GRAVES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FATHERLAND PROJECT, LLC, A TENNESSEE 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 located in Davidson County, Tennessee, being Lot No. 54 and part of Lot No. 55 on the Plan of Hobson & Wheless' 2nd Addition of record in Book 21, page 21, Register's Office for Davidson County, Tennessee.

Said Lot and Part of said Lot adjoin and front together 63.33 feet on the Northerly side of Fatherland Street and extend back between parallel lines 170 feet to an alley.

Being the same property conveyed to Joe D. Allen and wife, Clytie M. Allen and Kenneth R. Allen by Warranty Deed from Elizabeth R. Beal of record in Book 4127, Page 812, Register's Office for Davidson County, Tennessee, dated May 3, 1967 and recorded on May 4, 1967.

Being the same property conveyed to Marbut Glenn Gaston, Jr., Trustee by Quitclaim Deed from Joe D. Allen and wife Clytie M. Allen and Kenneth R. Allen, of record in Book 5769, Page 805 Register's Office for Davidson County, Tennessee, dated July 14, 1981 and recorded on July 14, 1981 and within the same deed the said Marbut Glenn Gaston, Jr., Trustee conveyed his interest in the subject property to Joe D. Allen and wife, Clytie M. Allen.

Being the same property conveyed to Kenneth Ray Allen and wife, Evelyn N. Allen by Deed from Wayne Edward Allen, Savana Haney, Dorothy Ann Baskin, John Bradshaw, Mary A. Mullican and Patrick Norris, The Heir At Law of The Estate of Clytie Allen of record in Book 10446, Page 464, Register's Office for Davidson County, Tennessee, dated May 2, 1997 and recorded on May 7, 1997.

Being the same property conveyed to Christopher M. Corriveau, Trustee by Quitclaim Deed from Kenneth Ray Allen and wife, Evelynn N. Allen, of record in Book 1054, Page 911, Register's Office for Davidson County, Tennessee, dated July 25, 1997 and recorded on July 31, 1997.

Being the same property conveyed to Evelyn N. Allen, Savanna Jo Allen and Kathy Rhea Graves by Quitclaim Deed from Christopher M. Corriveau, Trustee, of record in Book 1054, Page 911, Register's Office for Davidson County, Tennessee, dated July 25, 1997 and recorded on July 31, 1997.

Being the same property conveyed to Evelyn N. Allen and Husband Kenneth Ray Allen by Warranty Deed from Evelyn N. Allen and Savannah Jo Allen and Cathy Rhea Graves of record in Instrument No. 20011008-0109095 Register's Office for Davidson County, Tennessee, dated NA and recorded on October 8, 2001.

Said Kenneth Ray Allen having deceased on or about April 13, 2013, vesting Evelyn N. Allen as surviving tenant. Said Evelyn N. Allen having deceased on or about January 5, 2019.

The Last Will and Testament of Evelyn Novel Allen was admitted to Probate in the Circuit Court for Davidson County, Tennessee (Probate Division) on or about January 13, 2026, under Docket No: 25P2350. Cathy Rhea Graves is the devisee of the property herein referenced.

JW2025-1248

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 715 Fatherland St, Nashville, TN 37206
(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 16th day of January, 2026

Cathy Graves

CATHY RHEA GRAVES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cathy Rhea Graves, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of January, 2026.

Commission expires:



Notary Public

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

JW2025-1248