Karen Johnson Davidson County
Batch# 1373200 DEEDWARR
01/23/2026 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $11,840.00
20260123-0006123

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,300,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd day of January, 2026.

(Affix Seal) Notary Public

My Commission Expires: 7-7-2027

2025-12-3653

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

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

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Devin Carty 926 Bradford Avenue Nashville, TN 37204	U.S. Bank N.A. P.O. Box 20005 Owensboro, KY 42304	Map/Parcel 105-13-0-316.00

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 **Devin Carty, a married man,** hereinafter called the GRANTEE, his/her 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 Lot No. 28 on the Plan of Waldkirchs Subdivision of record in Plat Book 421, Page 90, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ten 10 Partners, LLC, a Tennessee limited liability company by Warranty Deed from Ricky O. Woodard, unmarried of record in Instrument No. 20210518-0067210 Register's Office for Davidson County, Tennessee, dated May 17, 2021 and recorded on May 18, 2021.

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 926 Bradford Avenue, Nashville, TN 37204.

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, his/her 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, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her 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 20th day January, 2026.

Ten 10 Partners, LLC, a Tennessee Limited Liability Company

By: _____ MEMBER
William Brett Janson, Member

By: Linsey Lewis, Member
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 20 day of January 2026.

_____
Notary Public

My commission expires: _____

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

Tennessee Certification of Electronic Document

I, George Mudter 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 January 20, 2026 (date of document).

Affiant Signature

1/23/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of January, 2026

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027