THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153106** Karen Johnson Davidson County Batch# 1378597 DEEDWARR 02/10/2026 09:40:30 AM 3 pgs Fees: $18.00 Taxes: $14,800.00 20260210-0009974	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $4,000,000.00. Affiant Subscribed and sworn to before me, this 6th day of February, 2026. Notary Public My Commission Expires: 9/3/29 BROOKE BELLAMY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/03/2029 DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Philip Gallo and Victorio Gallo 105 Bellevue Drive South Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 14 0 021.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chandelier Development Inc., a Tennessee corporatoin** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Philip Gallo and Victorio Gallo, husband and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 8 on the MAP SHOWING SUBDIVISION OF LOTS NOS. 4, 5 AND 25 IN BRANSFORD REALTY COMPANY AND JOHNSON BRANSFORD'S SUBDIVISION OF PART OF A 40-ACRE TRACT AND ALL OF LOT NO. 27 AND PART OF LOT NO. 28 IN DEER PARK SUBDIVISION IN BELLE MEADE, as of record in Book 421, Page 134, Register's Office for said County, described as follows:

Beginning at a point on the Southwesterly margin of Bellevue Drive South 203 feet Easterly from the Southeasterly margin of Bellevue Drive, being also the Northeast corner of Lot No. 5 on said Plan conveyed to Earle T. Bumpous by deed from Jefferson Realty Company of record in Book 1085, Page 345, said Register's Office; thence South 35-3/4° West with the line between said Lot No. 5 and Lot No. 6 on said Plan and said Lot No. 8, 190 feet to a point; thence South 53-1/2° East 10.5 feet to a point; thence South 36-1/4° West, with the line between Lots Nos. 6 and 7 on said Plan and said Lot No. 8, 100 feet to the Southwest corner of said Lot No. 8; thence South 56° East 27 feet to a post; thence South 69° East 48 feet to the Southwest corner of part of Lot No. 8 conveyed to Gertrude Treanor Crockett by deed from Bransford Realty Company, of record in Book 1103, Page 552, said Register's Office; thence Northeastwardly with the Northwestern boundary line of said part of Lot No. 8 conveyed to Gertrude Treanor Crockett 265 feet, more or less, to a point on the Southwesterly margin of Bellevue Drive South, said point being Mrs. Crockett's Northwest corner; thence in a Northwesterly direction, with the Southwesterly margin of Bellevue Drive South 75 feet to the beginning.

Being the same property conveyed to Chandelier Development, Inc., a Tennessee corporation, by Quitclaim Deed from 105 Bellevue Partners, a Tennessee general partnership, of record in Instrument No. 20231204-0093280, in the Register's Office for Davidson County, Tennessee, dated December 1, 2023 and recorded on December 4, 2023.

Being the same property conveyed to 105 Bellevue Partners, a Tennessee general partnership, by Warranty Deed from Travis Phelps Smith, an unmarried man, of record in Instrument No. 20221206-0127151, in the Register's Office for Davidson County, Tennessee, dated December 2, 2022 and recorded on December 6, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP SHOWING SUBDIVISION OF LOT 4-5 & 25 IN BRANSFORD REALTY CO'S & JOHNSON BRANSFORD'S SUBD. OF PART OF 40 ACRE TRACT AND ALL OF LOT 27 AND PART OF 28 IN DEER PARK SUBD. IN BELLE MEADE, as recorded in Plat Book 421, Page(s) 134.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST BELLE MEADE SUBDIVISION, as recorded in Book 332, Page 88 and 89.

This is improved property located at 105 Bellevue Drive South Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of February, 2026.

Chandelier Development, Inc.

BY: Jon Harris, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Jon Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Chandelier Development Inc., the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 6th day of February, 2026.

Notary Public
My Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 02/06/2026.

John Cobb Rochford

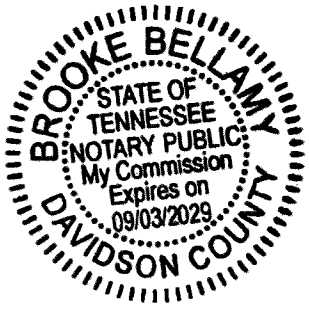
Date: 02/06/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 02/06/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29