WARRANTY DEED

Karen Johnson Davidson County
Batch# 1378882 DEEDWARR
02/11/2026 07:43:30 AM 3 pgs
Fees: $18.00 Taxes: $7,215.00
20260211-0010331

LILI VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3 DAY OF February, 2026.

Notary Public

MY COMMISSION EXPIRES: 8/21/2027

(AFFIX SEAL)

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
1004 Old Tree LLC, a Tennessee limited liability company	**New Owner**	
(NAME) **1004 Old Tree Court**	(NAME)	10602005800
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	
(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, WE, **CPTP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1004 OLD TREE 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 in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Section Eleven, Elm Hill Business Center, of record in Plat Book 5190, Page 347, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Heavenland, LLC, a Tennessee limited liability company by Special Warranty Deed from 1004 Old Tree, LLC, a Delaware limited liability company, of record in Instrument No. 20220304-0024863, in the Register's Office of Davidson County, Tennessee, dated February 28, 2022 and recorded on March 4, 2022.

Being the same property conveyed to Old Tree, LLC, a Tennessee limited liability company, by Quitclaim Deed from Heavenland, LLC, a Tennessee limited liability company, of record in Instrument No. 20220711-0079640, in the Register's Office of Davidson County, Tennessee, dated July 8, 2022, and recorded on July 11, 2022.

Being the same property conveyed to CPTP, LLC, a Tennessee limited liability company, by Quitclaim Deed from Old Tree LLC, a Tennessee limited liability company, of record in Instrument No. 20260123-0005815, in the Register's Office of Davidson County, Tennessee, dated January 22, 2026, and recorded on January 23, 2026.

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.

MO2025-1664

unimproved
This is improved x property, known as 1004 Old Tree Court, Nashville, TN 37210
(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 3 day of February, 2026

CPTP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

CORY PARKINSON, MEMBER

BY: _____

TYLER PENNINGTON, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Cory Parkinson and Tyler Pennington with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the members of CPTP, LLC, a Tennessee limited liability company, the within named bargainors, a limited liability company and that they each as such Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as the Members.

Witness my hand and official seal this 3rd day of February, 2026.

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

Commission expires:

_____
Notary Public

MO2025-1664

Certificate of Authenticity

I, Lili Vaught, 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 February 3,2026.

Date

Lili Vaught

Affiant Signature

February 3,2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of February, 2026.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)