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**NEW OWNER:**

W.R. Newman & Associates, Inc.
2854 Logan Street
Nashville, TN 37211

**SEND TAX BILLS TO:**
**NEW OWNER**

**Map/Parcel 119-09-0-209.00**

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
**FILENO: 26-0033**

Karen Johnson
Batch # 1379075
02/11/2026 10:06:07 AM
Fees: $23.00 Taxes: $9,620.00

Davidson County
**DEEDWARR**
4 pgs

20260211-0010580

# D E E D

FOR AND IN CONSIDERATION of the sum of TWO MILLION, SIX HUNDRED THOUSAND DOLLARS and 00/100 DOLLARS ($2,600,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **DP PROPERTIES, a Tennessee general partnership** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **W.R. NEWMAN & ASSOCIATES, INC.** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in the 16th Councilmanic District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION AND SOURCE OF TITLE.

This description is the same as in the prior deeds.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY, with an address of 2854 Logan Street, Nashville, Tennessee 37211

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be assumed by Grantee.

WITNESS OUR SIGNATURES hereto this 10th day of February, 2026.

**DP PROPERTIES**
a Tennessee general partnership

THOMAS G. PAPPAS, JR., Partner

PATRICK J. DONLON, Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **THOMAS G. PAPPAS, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **Partner** of **DP PROPERTIES, a Tennessee general partnership**, the within-named bargainor, and as such authorized partner, being given the authority to so do, executed the within instrument on behalf of the partnership by signing its name as such authorized partner.

WITNESS my hand and official seal at office, this 10th day of February, 2026.

NOTARY PUBLIC

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 8/21/27

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **PATRICK J. DONLON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **Partner** of **DP PROPERTIES, a Tennessee general partnership**, the within-named bargainor, and as such authorized partner, being given the authority to so do, executed the within instrument on behalf of the partnership by signing its name as such authorized partner.

WITNESS my hand and official seal at office, this 10th day of February, 2026.

NOTARY PUBLIC

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 8/21/27

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The actual consideration or value, whichever is greater, for this transfer is $ 2,600,000.00 .

AFFIANT

Sworn to and subscribed to before me this the 10 day of February, 2026.

NOTARY PUBLIC

My commission expires: July 3, 2028

ROBIN L. POWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 03, 2028

**EXHIBIT "A"**
**LEGAL DESCRIPTION**

**TRACT 1**
Land in the 16TH Council District (formerly 6th Civil District) of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a point in the easterly margin of Logan Avenue, 125 feet South of the southwest corner of the TAM-ARA, LLC property (Instrument No. 20250505-0034508, Register's Office for Davidson County; formerly Nat Elder and wife); Mrs. Eugenia Verlin's southwest corner; thence southwardly with the easterly margin of Logan Avenue 50 feet to a point, the southwest corner of the property herein described; thence eastwardly 160 feet, more or less, to the old line of the Timmons Land; thence northwardly with said line 50 feet to a point, Mrs. Eugenia Verlin's southeast corner; thence westwardly with Mrs. Verlin's southerly line 160 feet, more or less, to the point of beginning.

**TRACT 2**
Land in the 16TH Council District (formerly 6th Civil District) of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at the southeast corner of the property conveyed to Florine H. Linder (Book 1109, page 301, Register's Office for Davidson County), said point being 160 feet East of the easterly margin of Logan Avenue; thence with said Linder's easterly line northwardly 50 feet: thence at right angles eastwardly 100 feet; thence at right angels southwardly 50 feet; thence at right angles westwardly 100 feet to the beginning.

**TRACT 3**
Land in the 16TH Council District (formerly 6th Civil District) of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING on the easterly margin of Logan Avenue 75 feet South of the southwest corner of the TAM-ARA, LLC property (Instrument No. 20250505-0034508, Register's Office for Davidson County; formerly Nat Elder and wife); thence eastwardly 160 feet, more or less, to the westerly line of the St. Edward Catholic Church (Instrument No. 20050425-0045512, RODCTN; formerly the Old Timmons Tract of land); thence with said line southwardly 50 feet to Mattie Gutherie's northeast corner; thence with her northerly line westwardly 160 feet to the easterly margin of Logan Avenue; thence with said Avenue, northwardly 50 feet to the beginning.

TRACTS 1, 2 & 3: Being the same property conveyed to **DP PROPERTIES, a Tennessee general partnership**, by Quitclaim Deed from M. Dale McCulloch, Thomas G. Pappas, Jr., and Patrick J. Donlon, dated February 13, 1996, and of record in Book 9948, page 279, Register's Office for Davidson County, Tennessee.

**TRACT 4**
Land in the 16th Council District of Davidson County, Tennessee, and being more particularly described according to a survey by Randolph L. Chapdelaine dated January 5, 1995 as follows:

BEGINNING at an iron pin in the east margin of Logan Street, being the south west corner of this tract and the northwest corner of the W.R. Newman property (Book 9447, page 467, Register's Office for Davidson County); thence with the east margin of Logan Street North 6 degrees 46 minutes 20 seconds east 74.99 feet to an iron pin; thence South 83 degrees 15 minutes 43 seconds East 160.02 feet to an iron pin; thence South 6 degrees 42 minutes 14 seconds West 75.13 feet to a point; thence North 83 degrees 12 minutes 41 seconds West 160.11 feet to the point of beginning.

Being the same property conveyed to **DP PROPERTIES, a Tennessee general partnership**, by Quitclaim Deed from W.R. Newman & Associates, Inc., a Tennessee corporation, dated February 9, 1996, and of record in Book 9948, page 282, Register's Office for Davidson County, Tennessee.