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

BOX 10-A

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25153-CC

Karen Johnson
Batch # 1379099
02/11/2026 10:26:29 AM
Fees: $18.00 Taxes: $1,850.00

Davidson County
DEEDWARR
3 pgs

20260211-0010610

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$500,000~~.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of January, 2026.

Notary Public
My Commission Expires: _____

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

Address New Owner	Send Tax Bills To:	Map-Parcel Number
Equity Partners Group, LLC 2411 Chapman Dr Nashville, TN 37206	Same as new owner	083-12-0-011.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **William Treff Alexander, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Equity Partners Group, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, his 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. 79 on the Plan of Eastland Acres, Section II, of record in Plat Book 2331, Page 7, in the Register's 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 William Treff Alexander, an unmarried man, by Warranty Deed from John Randall Damron, married, and Chad Brandon Dorris, married, dated May 17, 2018, of record in Instrument No. 20180521-0048341, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2411 Chapman Drive, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2026, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 22nd day of January, 2026.

GRANTOR:

William Treff Alexander
Signed with Stavvy
William Treff Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, an online Notary Public of the State and County aforesaid, personally appeared, via audio and video communication, William Treff Alexander, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **22nd** day of January, 2026.

CHARLES D LIGHTSEY
State Of Tennessee Notary Public
County of Davidson
My Commission Expires March 3, 2026
Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Signed with Stavvy
Notary Public
My Commission expires: 3/ 3/2026

Certificate of Authenticity

I, Dylan Potter, 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 1/22/2026.

Date

Affiant Signature

2/10/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of Febrary, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

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