Karen Johnson Davidson County
Batch # 1379426 DEEDWARR
02/12/2026 10:32:33 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20260212-0011147

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Tracy Perry
Affiant

Subscribed and sworn to before me, this 10th day of February, 2026.

Notary Public
My commission expires:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrew W. Alford **Roger Alford**	**New Owner**	**10613016200**
100 Sadler St		
Nashville, TN 37210		

FOR AND IN 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 ACKNOWLEDGE, WE,

Uncommon Development, G.P., a Tennessee General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew W. Alford, unmarried, and Roger Alford, unmarried, as joint tenants with right of survivorship

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. 13-A, on the subdivision of part of Sadler Place, Section 9, of record in Book 6050, Page 244, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Kurtis Lammers, a married man, by Nicholas Adams and Farah Adams, husband and wife, dated July 26, 2022, of record in Instrument No. 2022208010087428, the Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Uncommon Development, G.P., a Tennessee General Partnership, by Quitclaim Deed from Kurtis Lammers, a married man, dated February 17, 2023, of record in Instrument No. 20230221-0012009, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 100 Sadler St, Nashville, TN 37210.

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 in 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.

Date: 2-10-2026

Uncommon Development, G.P., a Tennessee General Partnership
It's Partner: Kurtis Lammers Irrevocable Investment Services Trust
By: Emily Lammers, Trustee

Date: 2/10/26

Uncommon Development, G.P., a Tennessee General Partnership
It's Partner: Emily R. Lammers Irrevocable Investment Services Trust
By: Kurtis R Lammers, Trustee

STATE OF TN

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Emily Lammers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained, and who further acknowledged that she is the Trustee of the Kurtis R. Lammers Irrevocable Investment Services Trust, a General Partner of Uncommon Development, G. P., and that she is authorized by the Kurtis R. Lammers Irrevocable Investment Services Trust to execute this document on behalf of Uncommon Development G.P. as such General Partner.

Witness my hand, at office, this 10 day of February, 2026

STATE OF TENNESSEE NOTARY PUBLIC CHINA HENDRIX DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

NOTARY PUBLIC

My Commission Expires: 3/3/26

STATE OF TN

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Kurtis R. Lammers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained, and who further acknowledged that he is the Trustee of the Emily Lammers Irrevocable Investment Services Trust, a General Partner of Uncommon Development, G. P., and that he is authorized by the Emily Lammers Irrevocable Investment Services Trust to execute this document on behalf of Uncommon Development G.P. as such General Partner.

Witness my hand, at office, this 10 day of February, 2026.

STATE OF TENNESSEE NOTARY PUBLIC CHINA HENDRIX DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

NOTARY PUBLIC

My Commission Expires: 3/3/26

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203