WARRANTY DEED

Karen Johnson Davidson County
Batch# 1380445 DEEDWARR
02/12/2026 03:20:30 PM 6 pgs
Fees: $33.00 Taxes: $13,320.00
20260212-0011377

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20TH DAY OF January, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HOLDEN U. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES SEPT 03 2029

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
The Oaks Properties, LLC, an Alabama Limited liability company	**New Owner**	105-01-0-659.00,
(NAME) 1300 Edgehill Avenue, Units 6, 7, 8, 9	(NAME) **1027 Brandywine Rd, Tuscaloosa, AL 35406**	105-01-0-660.00, 105-01-0-661.00,
(ADDRESS) Nashville, TN 37212	(ADDRESS)	105-01-0-662.00
(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, **PREMIER PMC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND DHIYANAN JAYAMOHAN, UNMARRIED, AND VISHNU JAYAMOHAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE OAKS PROPERTIES, LLC, AN ALABAMA 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:

Property I: Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Final Plat of Part of Lot 53, Boyd Ament Tract of record in Plat at Instrument No. 20230201-0007311, 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 Premier PMC, LLC, a Tennessee Limited Liability Company by Warranty Deed from Prestige, PMC, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20241030-0083629 Register's Office for Davidson County, Tennessee, dated October 24, 2024 and recorded on October 30, 2024.

Property II: Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Final Plat, Part of Lot 53, Boyd Ament Tract, of record in Plat at Instrument No. 20230201-0007311, 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 Premier PMC, LLC, a Tennessee Limited Liability Company by Warranty Deed from Prestige, PMC, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20241030-0083627 Register's Office for Davidson County, Tennessee, dated October 24, 2024 and recorded on October 30, 2024.

Property III: Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Final Plat, Part of Lot 53, Boyd Ament Tract of record in Plat at Instrument No. 20230201-0007311, 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 Dhiyanan Jayamohan, Unmarried, by Warranty Deed from Prestige, PMC, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240820-0063694 Register's Office for Davidson County, Tennessee, dated August 16, 2024 and recorded on August 20, 2024.

Property IV: Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Final Plat Part of Lot 53, Boyd Ament Tract of record in Plat at Instrument No. 20230201-0007311, 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 a portion of the same property conveyed to Prestige, PMC, LLC, a Tennessee Limited Liability Company by Warranty Deed from Randall Leonard, unmarried of record in Instrument No. 20210616-0081305 Register's Office for Davidson County, Tennessee, dated June 15, 2021 and recorded on June 16, 2021.

Being the same property conveyed to Vishnu Jayamohan, unmarried by Quitclaim Deed from Prestige, PMC, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240401-0022171 Register's Office for Davidson County, Tennessee, dated March 26, 2024 and recorded on April 01, 2024.

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.

unimproved
This is improved x property, known as 1300 Edgehill Avenue, Units 6, 7, 8 , 9, Nashville, TN 37212
(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 29 day of January, 2026

PREMIER PMC, LLC,

A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

D. DYLAN POTTER, AS AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **D. Dylan Potter,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Authorized Agent** of Premier PMC, LLC, a Tennessee Limited Liability Company the within named bargainor, a limited liability company, and that he as **Authorized Agent**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as **Authorized Agent** of Premier PMC, LLC, a Tennessee Limited Liability Company.

Witness my hand and official seal this 30 day of January, 2026.

Commission expires:

HOLDEN L. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT 03, 2029

_____
Notary Public

CH2026-014

Witness my hand this 23 day of January, 2026

VISHNU JAYAMOHAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vishnu Jayamohan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of January, 2026.

Commission expires:

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

Notary Public

CH2026-014

Witness my hand this 23rd day of January, 2026

DHIYANAN JAYAMOHAN

STATE OF ILLINOIS
COUNTY OF COOK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dhiyanan Jayamohan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of JANUARY, 2026.

Commission expires: 9.22.2027

Dolores Raya
Notary Public

Official Seal
DOLORES RAYA
Notary Public, State of Illinois
Commission No. 519748
My Commission Expires September 22, 2027

CII2026-014

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 _____ (date of document).

Affiant Signature

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this _____ day of _____, _____.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

