**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1381857 DEEDWARR
02/17/2026 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $3,922.00
20260217-0012443

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,060,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of February, 2026.

(Affix Seal) Notary Public
My Commission Expires:

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ANCHOR TITLE, LLC**
709 Hagan Street,
Nashville, TN 37203

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| TN BBALL GYMS, LLC<br>4004 University Ave.<br>Old Hickory, TN 37138 | NEW OWNER | 084.16-0-165.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joseph S. Reese and Margaret C. Reese husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **TN BBALL GYMS, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the third, formerly the second civil district of Davidson County, Tennessee, being the southerly sixty feet of Lot No. 22 on the map of Donelson Heights Subdivision of Davidson County, Tennessee, not of Record, and described according to a blue print of said Map made July 9, 1921, by Earl Drake.

Said southerly sixty feet of said Lot No. 22 fronts 60 feet on the easterly side of a 30 foot Avenue (Shady Grove Road) and runs back 200 feet, more or less, on the south line and 175 feet , more or less, on the northeasterly line with the southerly line of the Tennessee Central Railroad fence, to the west line of Lot No. 23, and measures 65 feet on said line.

Being the same property conveyed to Joseph S. Reese and Margaret C. Reese from John E. Crowder, III and Karen R. Crowder by Warranty Deed dated September 29, 2000 and recorded October 17, 2000 in Instrument #20001017-0102886, Register's Office for Davidson County, Tennessee.

**This is ( X ) improved property know as** 205 Shady Grove Road, Nashville, TN 37214.

**TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 13th day of February, 2026.

Joseph S. Reese

Margaret C. Reese

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Joseph S. Reese and Margaret C. Reese, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of February, 2026.

Notary Public
My Commission Expires: 7-6-2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Mandy Maynor, 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 13, 2026.

Date

Affiant Signature

February 17, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of February, 2026.

Notary Signature

My Commission Expires:

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026