WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-C-25-106

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch # 1382599 DEEDWARR
02/18/2026 02:25:11 PM 4 pgs
Fees: $23.00 Taxes: $3,422.50
20260218-0012962

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Micah Cain Berg Living Trust	Same as NEW OWNER	
(NAME)	(NAME)	**071-14-0-073.00** **071-14-0-410.00**
108 Fern Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **ROSS STONE, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICAH CAIN BERG, TRUSTEE OF THE MICAH CAIN BERG LIVING TRUST, DATED JULY 7, 2021,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

PARCEL I: (106 Fern Ave.)
A tract of land located in the Second (2nd) Councilmanic District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a 5/8-inch rebar at the northwest corner of Fern Avenue and a 12-foot unimproved alley shown on the Map of J.P. Haynie's Grove Plan of record in Plat Book 57, Page 64, in the Register's Office of Davidson County, Tennessee (R.O.D.C.,TN), said point being approximately 522± feet from the intersecting center lines of Fern Avenue and Brick Church Pike, and also being the northeast corner of the tract described herein;

Thence continuing along the west side of said alley, South 11° 12' 55" West for a distance of 220.00 feet to the southwest corner of said alley to a 1/2-inch rebar with a red cap marked "Ward RLS #3031", said point being in the north line of the Modern Day Wrecking Company, of record in Instrument Number 20070806-00931181, R.O.D.C.,TN;

Thence continuing along the north line of Modern Day Wrecking Company, North 72° 32' 05" West for a distance of 60.01 feet to a 1/2-inch rebar in the north line of MSP Investments, LLC, of record in Instrument Number 20170316-00258577, R.O.D.C.,TN;

Thence continuing with the north line of MSP Investments, North 43° 21' 51" West, passing a 1/2-inch rebar at 31.34 feet, and continuing for a total distance of 82.24 feet to a 1/2-inch iron pipe at the southeaste corner of a 40-foot unimproved road shown as Birch Avenue on the Map of J.P. Haynie's Grove Plan, said pipe also lying on the north line of Ross Stone, of record in Instrument Number 20230502-0032416, R.O.D.C.,TN;

Thence leaving the north line of Stone and continuing along the east right-of-way line of the unimproved Birch Avenue, North 12° 00' 12" East for a distance of 165.51 feet to a 1/2-inch rebar at the northeast corner of Birch Avenue and on the south right-of-way line of Fern Avenue;

Thence continuing along the south right-of-way line of Fern Avenue, South 78° 55' 37" East a distance of 124.39 feet to the **Point of Beginning** of the tract described herein, having an area of 25,429± square feet or 0.58 acres more or less.

PARCEL II: (0 Birch)
A tract of land located in the Second (2nd) Councilmanic District of Davidson County, Tennessee, and being more particularly described as follows:
Commencing at a 1/2-inch rebar in the south margin of Fern Avenue and the northeast corner of an 40-foot

unimproved, shown as Birch Avenue on the Map of J.P. Haynie's Grove Plan of record in Plat Book 57, Page 64, in the Register's Office of Davidson County, Tennessee (R.O.D.C.,TN), also being the northwest corner of the property owned by Ross Stone, of record in Instrument Number 20230502-0032416, R.O.D.C.,TN;

Thence leaving the south margin of Fern Avenue and continuing along the east right-of-way line of the unimproved Birch Avenue, South 12° 00' 12" West for a distance of 165.51 feet to a 1/2-inch iron pipe at the southeast corner of Birch Avenue, being the southwest corner of Ross Stone and also being the **Point of Beginning** of the tract described herein;

Thence continuing along Stone's south line, South 43° 21' 51" East for a distance of 50.89 feet to a 1/2-inch rebar set with a red cap marked "Ward RLS #3031", being the northwest corner of MSP Investments LLC, of record in Instrument Number 20170316-00258577, R.O.D.C.,TN, and also being the northeast corner of the tract described herein;

Thence leaving Stone's south line and continuing along the west line of MSP Investments LLC, South 29° 21' 22" West for a distance of 105.99 feet to a 1/2-inch rebar set with a red cap marked "Ward RLS #3031", said rebar being the northeast corner of a different tract belonging to MSP Investments LLC, also of record in Instrument Number 20170316-00258577, R.O.D.C.,TN.

Thence continuing along the north line of MSP Investments LLC, North 53° 28' 19" West for a distance of 159.23 feet to a 1/2-inch rebar set with a red cap marked "Ward RLS #3031", being the southeast corner of an unnamed & unimproved 10-foot alley shown on the Subdivision Map of the W.G. Bush Tract of record in Plat Book 421, Page 24, R.O.D.C.,TN, also being the northeast corner of the Residences at 1301 Baptist World Center of record in Instrument Number 20210209-0018553, R.O.D.C.,TN;

Thence continuing along the east line of said unnamed & unimproved alley, North 34° 57' 38" East a distance of 126.54 feet to a 5/8-inch rebar, being the northeast corner of Lot 6 on the Subdivision Map of the W.G. Bush Tract, and also being in the south line of Lot 41 as shown on the Map of J.P. Haynie's Grove Plan;

Thence continuing along the south line of Lot 41, South 46° 21' 22" East for a distance of 100.13 feet to the **Point of Beginning** of the tract described herein, having an area of 17,921± square feet or 0.41 acres more or less.

SEE EX. A

PARCEL I:

Being a portion of the same property conveyed to Property Management Resources Nashville, LLC, a Tennessee limited liability company by Quitclaim Deed from Carby, LLC, a Tennessee limited liability company of record in Instrument No. 20210806-0106213, Register's Office for Davidson County, Tennessee, dated July 20, 2021 and recorded August 6, 2021.

Being a portion of the same property conveyed to Ross Stone, single by Quitclaim Deed from Property Management Resources Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20230502-0032416, Register's Office for Davidson County, Tennessee, dated April 27, 2023 and recorded May 2, 2023.

PARCEL II:

Being a portion of the same property conveyed to Property Management Resources Nashville, LLC, a Tennessee limited liability company by Quitclaim Deed from Carby, LLC, a Tennessee limited liability company of record in Instrument No. 20210806-0106213, Register's Office for Davidson County, Tennessee, dated July 20, 2021 and recorded August 6, 2021.

Being a portion of the same property conveyed to Ross Stone, single by Quitclaim Deed from Property Management Resources Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20230502-0032416, Register's Office for Davidson County, Tennessee, dated April 27, 2023 and recorded May 2, 2023.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- **PARCEL I:**
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 64, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4180, Page 200, in the Register's Office for Davidson County, Tennessee.
- **PARCEL II:**
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 24, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on survey by Rocky Montoya, Surveyor, TN RLS 697, known as Job 15-08-35.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4178, Page 457, in the Register's Office for Davidson County, Tennessee.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville of record in Book 5011, Page 625, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

by unimproved

This is ~~improved~~ property known as: **106 Fern Ave, Nashville, Tennessee 37207 and 0 Birch Ave Nashville, Tennessee 37207**

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 12th DAY OF FEBRUARY, 2026.

Ross Stone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of February, 2026.

Notary Public
My Commission Expires: 7-22-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

UTILITY PROVIDER LIST

METRO WATER SERVICES: (615) 862-4600
METRO NASHVILLE PUBLIC WORKS: (615) 862-8780
NASHVILLE ELECTRIC SERVICE: (615) 736-6900
PIEDMONT NATURAL GAS: (800) 752-7504
COMCAST: (800) 266-2278

SURVEYOR'S CERTIFICATE:

I, Loren Michael Ward, Registered Land Surveyor, Tennessee RLS #3031, do hereby certify that the survey shown hereon was made by myself or under my direct supervision on 24 February 2025, and the same is true and correct to the best of my knowledge and belief. I further certify this is a Category IV remote sensing survey, and is in compliance with the current Tennessee minimum standards of practice as defined under rule 0820-03-07C (5). The horizontal datum is NAD 1983, and was derived using RTK GNSS Network observations from a dual frequency Geomax Zenith60 receiver, having a published positional accuracy of 8mm horizontal and 15mm vertical. The unadjusted ratio of precision of the data shown hereon (in relative positioning accuracy given at the 95% confidence level) is at least 1:10,000.

Loren Michael Ward, RLS
Tennessee License Number: 3031

02/27/2025
Date

NOTE: BEARINGS RELATIVE TO TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83(2011) (U.S. SURVEY FEET)
ELEVATIONS RELATIVE TO NAVD88
DATE OF OBSERVATION: 02/24/2025

1 inch = 20 ft.

Know what's below. Call before you dig.

Utility Disclaimer

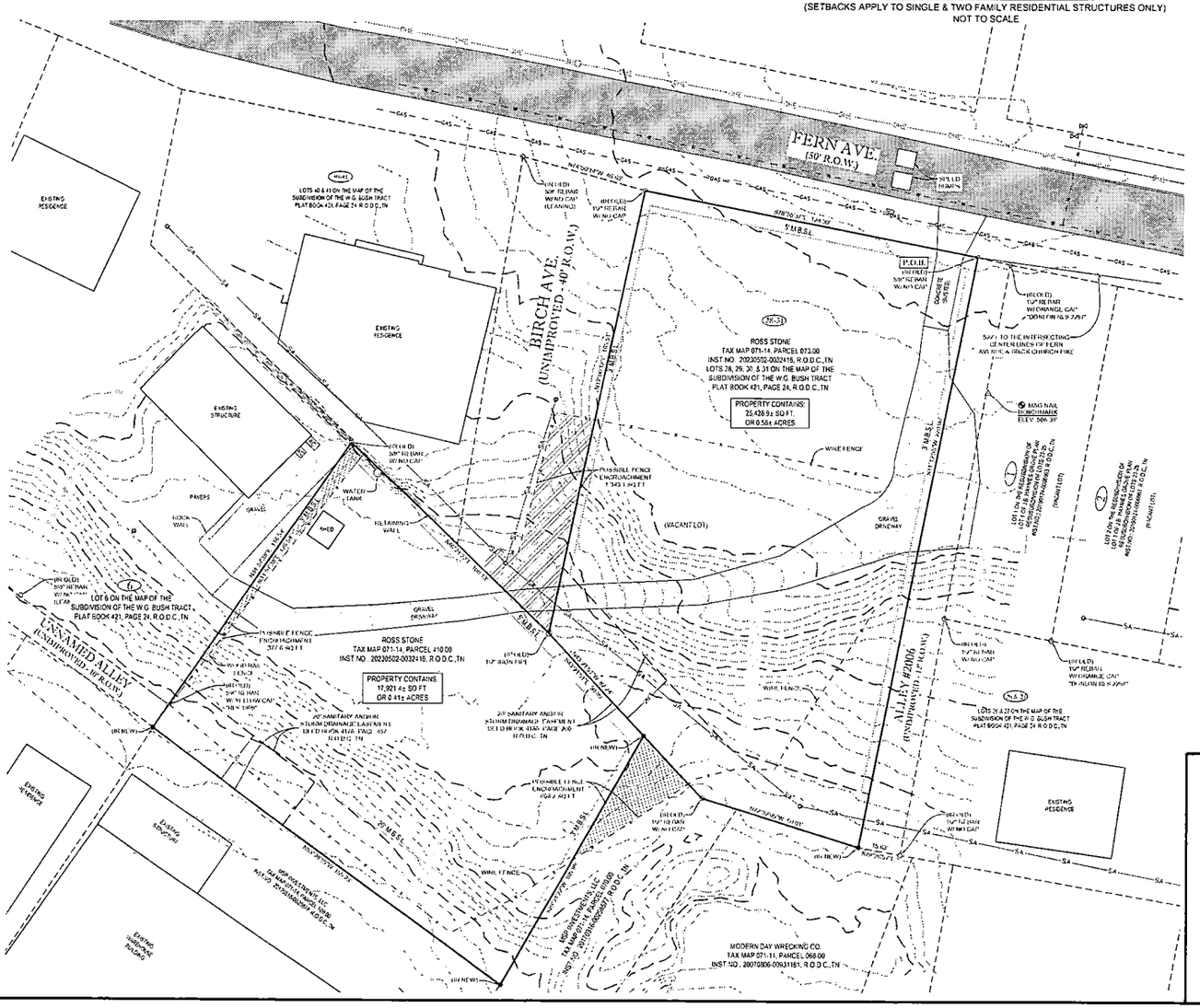
Surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811

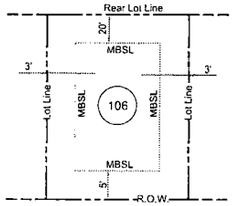
GPS NOTES:

(1) Class of survey: IV
(2) Type of GPS field procedure: RTK
(3) Dates of survey: 24 February 2025
(4) Datum/Epoch: NAD83 (2011), Epoch 2010
(5) Published/Fixed-control use: TDOT CORS
Station TN-31
N: 669811.43
E: 1711514.73
Z: 467.67'
(6) Geoid model: Geoid 18
(7) Combined grid factor(s): 0.99994781
(8) Units: US Survey Feet

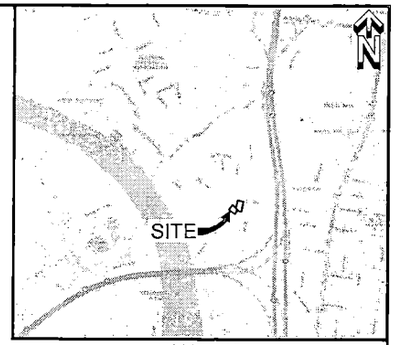
LEGEND

AREA DRAIN	IRON ROD OLD (IR OLD)	
LIGHT POLE	IRON PIPE OLD (IP OLD)	
EXISTING MANHOLE	1/2" REBAR SET (IR NEW)	
UTILITY POLE	"WARD RLS#3031"	
FIRE HYDRANT	FINISHED FLOOR ELEVATION	FFE
VALVE	BACKFLOW PREVENTER	BFPV
GAS METER	REGISTER'S OFFICE OF DAVIDSON COUNTY	R.O.D.C.,TN
CATCH BASIN	METAL FENCE POST	MFP
WATER METER	WOOD FENCE POST	WFP
CLEAN OUT	AIR CONDITIONING UNIT	AC
HANDICAP PARKING	PUBLIC UTILITY & DRAINAGE EASEMENT	P.U.D.E
PULL BOX	MINIMUM BUILDING SETBACK LINE	M.B.S.L
SIGN		
GUY WIRE		
MAG NAIL		
CONCRETE MONUMENT		
SUBJECT PROPERTY LINE		
RIGHT-OF-WAY/ADJOINER		
EXISTING EASEMENT		
M.B.S.L. - SETBACK LINE		
FENCE LINE		
SEWER LINE		
STORM LINE		
WATER LINE		
FIBER OPTIC LINE		
GAS LINE		
OVERHEAD ELECTRIC		





Minimum Building Setback
Detail for SP (Specific Plan) Zoning
(SETBACKS APPLY TO SINGLE & TWO FAMILY RESIDENTIAL STRUCTURES ONLY)
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

General Notes

1. Date field survey completed: 02/24/2025.
2. Parcel 073.00 contains 25,428.9± sq.ft. or 0.58± acres & Parcel 410.00 contains 17,921.4± sq.ft. or 0.41± acres.
3. Except as specifically stated or shown on this survey, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of this survey, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, and other facts that an accurate and current title search may disclose. Surveyor was not furnished a title report.
4. This survey was made using the latest recorded deeds and other information, and there are no encroachments or projections other than those shown hereon. This survey is subject to the findings of a title report.
5. This parcel of land is subject to any and all right-of-ways and/or easements either by record and/or prescription that a complete title search may reveal.
6. Any location of underground utilities as shown hereon are based solely on observations and field locations of above-ground structures. Additional buried utilities and/or structures may exist.
7. This is a true and accurate portrayal of the boundaries and physical features array of methods including GNSS observations (Geomax Zenith 60 Dual Frequency Recievers), robotic total station observations (Trimble S7), the available record data, aerial photography, LiDAR, and the physical evidence found in the field.
8. Based upon a graphic scale this property is located in an Area Designated as Zone "X" (Areas Determined to be outside the 100-Year Floodplain) on the most recent Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map No. 47037C0234H, Dated April 05, 2017.
9. Property has access to public utilities.
10. Contour interval is two (2) foot.
11. The subject properties have been designated Specific Plan (SP) (Ordinance NO. BL2019-63) which states that the properties shall be limited to all uses of the MUN-A (Mixed Use Neighborhood - Alternative) District, with some exceptions as defined in said ordinance. The Mixed Use Neighborhood - Alternative District requires a minimum of 1,500 square foot lot and is intended for a low intensity mixture of residential, retail, & office space. See detail for setback information.

LOREN MICHAEL WARD, RLS #3031
23 MALLARD POINT CIRCLE
CAMDEN, TN 38320
(629) 333-8465
tnsurveyor@outlook.com

BOUNDARY & TOPOGRAPHIC SURVEY FOR:
ROSS STONE
2ND COUNCILMANIC DISTRICT OF DAVIDSON COUNTY
106 FERN AVE.
NASHVILLE, TN 37207
INST.NO.: 20230502-0032416, R.O.D.C.,TN
TAX MAP 071-14, PARCELS 073.00
LOTS 28-31, J.B. HANIES'S GROVE PLAN
PLAT BOOK 57, PAGE 64, R.O.D.C.,TN
0 BIRCH RD.
NASHVILLE, TN 37207
INST.NO.: 20230502-0032416, R.O.D.C.,TN
TAX MAP 071-14, PARCELS 410.00
REMAINDER OF LOT 6, W.G. BUSH TRACT
PLAT BOOK 421, PAGE 24, R.O.D.C.,TN

SHEET 1 OF 1
File No. 25-009

EX. A