BOX 10-A

WARRANTY DEED

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

Karen Johnson Davidson County
Batch # 1382784 DEEDWARR
02/19/2026 10:24:12 AM 4 pgs
Fees: $23.00 Taxes: $277.50

20260219-0013227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF February, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/12/2026

(AFFIX SEAL)

CHRISTINA HIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

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
Aura Nova Ventures LLC	NEW OWNER	
(NAME)	(NAME)	
4242 Indian Forest Road		093-16-0-032.00
(ADDRESS)	(ADDRESS)	
Stone Mountain, GA 30083		
(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, WE, **AUNDREA EPPS, KENNETH A. SNEAD, AND ANDREA D. SNEAD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AURA NOVA VENTURES LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1: Land in Davidson County, Tennessee, being parts of Lots 197, 198 and 199, on the Plan of Maury and Claiborne's Addition to South Nashville as of record in Book 21, Page 84 and 85, Register's Office of said County. (14 Cannon Street)

BEGINNING at the northwest corner of Cannon and Claiborne Streets, being the southeast corner of Lot No. 199, in said plan and running westerly with the northerly margin of Cannon Street 35 feet, more or less to Amelia's corner; thence with her line, northerly 95 feet to a 10 foot alley; thence easterly with said alley, 35 feet more or less, to Claiborne Street; thence southwardly with said street 95 feet to the beginning.

Being the same property conveyed to Aundra Snead by Deed from Lucille Woods, a widow, dated April 26, 1985, in Book 6544, Page 615, Register's Office of Davidson County, Tennessee. Said Aundra Snead having died on or about March 16, 2024. Affidavits of Heirship of record in Instrument No. 20241007-0077660 and Instrument No. 20241007-0077661, recorded on October 07, 2024, and Affidavit of Heirship recorded in Instrument No. 20250627-0050962 and Instrument No. 20250627-0050963 recorded on June 27, 2025, Registers Office for Davidson County, Tennessee. Kenneth Snead a/k/a Kenneth Aundra Snead, Aundrea Epps a/k/a Aundrea Denise Snead, and Andrea Snead a/k/a Andrea Denise Snead are the lawful heirs at law pursuant to the Order Granting Motion for Default Judgment on Petition to Declare Heirs in the Seventh Circuit Court for Davidson County, Tennessee at Nashville in Docket No. 24P2539. Kenneth A. Snead is the same as Kenneth Snead.

Dylan Potter herein signed as Attorney in Fact for Aundrea Epps. Said Power of Attorney is of record Instrument No. 20260219-0013224 in the Registers office for Davidson County, Tennessee.

Dylan Potter herein signed as Attorney in Fact for Kenneth Snead. Said Power of Attorney is of record Instrument No. 20260219-0013225 in the Registers office for Davidson County, Tennessee.

Dylan Potter herein signed as Attorney in Fact for Andrea Snead. Said Power of Attorney is of record Instrument No. 20260219-0013226 in the Registers office for Davidson County, Tennessee.

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 14 Cannon Street, Nashville, TN 37210
(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 10th day of February, 2026

AUNDREA EPPS BY DYLAN POTTER, AS ATTORNEY IN FACT

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 Dylan Potter, to me known to be the person who executed the foregoing instrument on behalf of Aundrea Epps and acknowledged that he/she executed the same as the free act and deed of Aundrea Epps.

Witness my hand and official seal this 10th day of February, 2026.

Commission expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Notary Public

Witness my hand this 10th day of February, 2026

KENNETH SNEAD BY DYLAN POTTER, AS ATTORNEY IN FACT

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 Dylan Potter, to me known to be the person who executed the foregoing instrument on behalf of Kenneth Snead and acknowledged that he/she executed the same as the free act and deed of Kenneth Snead.

Witness my hand and official seal this 10th day of February, 2026.

Commission expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Notary Public

Witness my hand this 10th day of February, 2026

ANDREA SNEAD BY DYLAN POTTER, AS ATTORNEY IN FACT

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 Dylan Potter, to me known to be the person who executed the foregoing instrument on behalf of Andrea Snead and acknowledged that he/she executed the same as the free act and deed of Andrea Snead.

Witness my hand and official seal this 10th day of February, 2026.

Commission expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Notary Public