THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153277**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me, this 17th day of February, 2026. Notary Public My Commission Expires: 3/9/27

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1382789 DEEDWARR
02/19/2026 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20260219-0013236

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company 614 Estes Road Nashville TN 37215	New Owner	Tax Parcel ID No. 116-04-0B-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tracey E. Doering, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B-1, on the Plan of Estes Square, of record in Plat Book 6250, page 313, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Estes Square , a horizontal property regime established by Master Deed of record in Book 6623, page 559, amended in Book 6814, page 224 and in Instrument No. 20111227-0101009, Register's Office .

Being the same property conveyed to TRACEY S. DOERING, by deed from SHANNON HUNT, an unmarried person, of record in Instrument No. 20040301-0022666, dated February 26, 2004, said Register's Office.

Tracey S. Doering and Tracey E. Doering being one and the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 116-04-0B-002.00 CO.

Matters shown on the Plan of record in Plat Book 6250, page 313, said Register's Office.

Master Deed of record in Book 6623, page 559, amended in Book 6814, page 224 and Instrument No. 20111227-0101009, said Register's Office.

By-Laws of record in Book 6991, page 141 and Book 7420, page 430, said Register's Office.

Road Maintenance Agreement of record in Book 6395, page 76 and Book 6483, page 951, said Register's Office.

Easement(s) of record in Book 7578, page 715, said Register's Office.

This is improved property located at 614 Estes Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of February, 2026.

Tracey E Doering

Tracey E. Doering

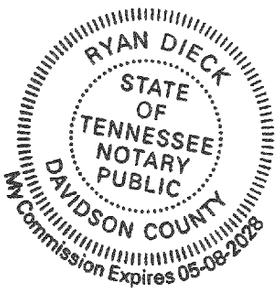
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 17th day of February, 2026.

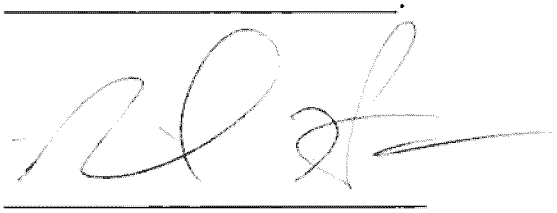
Notary Public

My Commission Expires: 5/8/2028



Certificate of Authenticity

I, Nick Harris, 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 2/17/26.



Affiant Signature

2/17/26

Date

State of Tennessee

County of Williamson

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



Notary's Signature

My Commission Expires: 3/9/27

Date

