Pactima eNotary (RON) Package ID: pQneomMPFi5fJDLI3j080

Karen Johnson Davidson County
Batch# 1382881 DEEDWARR
02/19/2026 01:59:30 PM 4 pgs
Fees: $23.00 Taxes: $3,145.00
20260219-0013352

This Instrument Prepared by & Return To:
Sherer & Associates, PLLC
Attn: Eric D. Sherer
18756 Stone Oak Parkway, Suite 200
San Antonio, Texas 78258

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
WYOMING AMERICA INVESTMENTS, LLC 1150 N. Loop 1604 West, Ste. 108-478 San Antonio, Texas 78248	WYOMING AMERICA INVESTMENTS, LLC 1150 N. Loop 1604 West, Ste. 108-478 San Antonio, Texas 78248	093-06-1C 127.00-CO

THIS CONVEYANCE, made to be effective on the 16 day of February, 2026 between

JDS FP Investment, L.P.

of Harris County, Texas, hereinafter referred to as **Grantor**, and

Wyoming America Investments, LLC

of Bexar County, Texas, herein after referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell, and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

REAL PROPERTY IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. FU-2307, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF CUMBERLAND PENTHOUSES, A CONDOMINIUM, A

HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD AS INSTRUMENT NO. 20050405-0037081, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED AND RESTATED BY AMENDED AND RESTATED MASTER DEED, OF RECORD AS INSTRUMENT NO. 2005-527-0060253; SAID REGISTER'S OFFICE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM PLAT ATTACHED AS EXHIBIT C TO THE AFOREMENTIONED MASTER DEED, AS AMENDED AND RESTATED.

BEING THE SAME PROPERTY CONVEYED TO GAVIN S. DEGRAW BY WARRANTY DEED DATED 2/25/2013 FROM CHARLES EVANS OF RECORD IN INSTRUMENT NO. 20130311-0023941, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JDS FP INVESTMENT, LP, BY WARRANTY DEED FROM GAVIN S. DEGRAW, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20210901-0117859 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 27, 2021, AND RECORDED ON SEPTEMBER 1, 2021.

This is (X) improved ( ) unimproved property known as: 555 Church Street, Apt. 2307, Nashville, TN 37219.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/ her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2025 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular, neutral, or plural, as the case may demand.

(remainder of this page intentionally left blank)

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seal the day and year first above written.

JDS FP INVESTMENT, L.P.,
a Texas limited partnership

By: JDS FP INVESTMENT GP, LLC,
a Texas limited liability company

By: _____
J. D. Strader, President

STATE OF TEXAS

COUNTY OF TARRANT

On this 16 day of February, 2026, before me personally appeared J. D. Strader, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of JDS FP Investment GP, LLC, a Texas limited liability company, as General Partner of JDS FP Investment, L.P., a Texas limited partnership, and who acknowledged that he executed the same as the free act and deed of JDS FP Investment, L.P.

WITNESS my hand and official seal at office in TARRANT County, TEXAS, on this the 16 day of February, 2026.

_____
Notary Public Monique Mitchell

Monique Mitchell
Online Notary Public
Texas
Tarrant
Commission #: 133490952
Commission Expires: 2029-12-15

Notarized online using audio-video communication

STATE OF TEXAS
COUNTY OF TARRANT

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $850,000.00.

_____
J. D. Strader, Affiant

Sworn to and subscribed before me, this 16 day of February, 2026.

_____
Notary Public Monique Mitchell

Monique Mitchell
Online Notary Public
Texas
Tarrant
Commission #: 133490952
Commission Expires: 2029-12-15

Notarized online using audio-video communication

Tennessee Certification of Electronic Document

I, Eric D. Sherer, 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 16, 2026 (date of document).

Affiant Signature

2-17-26

Date

State of Wyoming

County of Lincoln

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

M. IVIE-MISERANY
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 149218
MY COMMISSION EXPIRES: 05/15/2029

Notary's Signature

MY COMMISSION EXPIRES: 5/15/2029

NOTARY'S SEAL