WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/14/2028

(AFFIX SEAL)

CAROLYN CURDO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

G-3R-26-985-11

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 1385025 DEEDWARR
02/24/2026 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20260224-0014706

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Frank G. Fanelli	Frank G. Fanelli	
(NAME)	(NAME)	072-05-0U-011.00-CO
985 Dozier Place	985 Dozier Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville TN 37216	
(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, **SMALL GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRANK G. FANELLI,** A SINGLE MAN, 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:

Land in Davidson County, Tennessee, being Unit No. 11 on the Plan of Homes at Trinity and Dozier, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20231006-0078686, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Small Group, LLC, a Tennessee limited liability company by Warranty Deed from Alpine Park GP, dated February 17, 2021 and recorded February 22, 2021 in Instrument No. 20210222-0021432, Register's Office of Davidson County Tennessee.

Being a part of the same property conveyed to Small Group, LLC, a Tennessee limited liability company by Quitclaim Deed from Small Group, LLC, a Tennessee limited liability company, dated July 31, 2023 and recorded August 02, 2023 in Instrument No. 20230802-0059727, Register's Office of Davidson County, Tennessee (for the purpose of combining parcels into one).

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 69, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20231006-0078686 and Attorney's Cerificate as recorded in Instrument No. 20231016-0080779, Register's Office for Davidson County, Tennessee.
- Declaration of restrictions for stormwater in Instrument No. 20220222-0019816, Instrument No. 20220322-0032871 and Instrument No. 20221216-0130325, Register's Office of Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way to Metropolitan Government of Nashville in Instrument No. 20230927-0075686, Register's Office of Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville Book 4551, Page 741, Register's Office of Davidson County, Tennessee.
- Easements set out in Instrument No. 20201203-0140777, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **985 Dozier Place, Nashville, Tennessee 37216**.

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 23rd DAY OF FEBRUARY, 2026.

Small Group, LLC

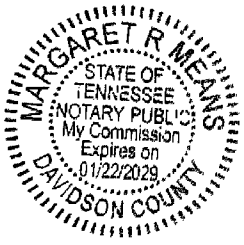
BY: _____
William F. Snyder
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared WILLIAM F. SNYDER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED MEMBER of SMALL GROUP, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as AUTHORIZED MEMBER.

Witness my hand and official seal, this the 23rd of February, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

True Copy Certification

I, Yvette Meldrum, 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 2/23, 2026

2/23/2026

Affiant Signature Date

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this 23rd day of February, 2026.

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY