Karen Johnson Davidson County
Batch# 1385966 DEEDWARR
02/26/2026 08:56:30 AM 4 pgs
Fees: $23.00 Taxes: $2,627.00
20260226-0015208

| | |
|---|---|
| **WARRANTY DEED** | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $710,000.00<br>Lynae Wilder<br>AFFIANT<br>SUBSCRIBED AND SWORN TO ME ON 02/20/2026.<br>C Schumacher<br>NOTARY PUBLIC<br>MY COMMISSION EXPIRES 1-22-29 |

CANDI SCHUMACHER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 2699-26NASH-TN

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>**If left blank please use the address of the new owner** | MAP-PARCEL |
|---|---|---|
| **Trinity Group Corp** | | 142-10-0-073.00 |
| 268 Wertsville Rd | | 142-02-0-046.00 |
| Ringoes, NJ 08551 | | 142-02-0-071.00 |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Bismarck Realty Limited Partnership, a Tennessee Partnership**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Trinity Group Corp, a Tennessee Corporation**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Burchwood Subdivision, of record in Book 4955, Page 32, Register's Office of Davidson County, Tennessee, described as follows:

Said Lot No. 3 fronts 59.50 feet on the south- westerly margin of Bellevue Road and extends back 255.23 feet on the southeasterly line and 264.31 feet on the northwesterly line to a dead line in the rear on which it measures 59.53 feet.

Being a portion of the same property conveyed to Adeliza Caldwell, by Warranty Deed from T. L. Burch and wife, Ada L. Burch dated September 30, 1977 and recorded in Book 5207, Page 913, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Thomas Barksdale Caldwell, III and wife Adeliza C. Caldwell by Quitclaim Deed from Adeliza C. Caldwell, dated October 1, 2003 and recorded October 31, 2003 in Instrument No. 20031031-0160281, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Bismarck Realty Limited Liability Partnership, a Tennessee limited partnership by Quitclaim Deed from Thomas Barksdale Caldwell, III and wife Adeliza C. Caldwell dated October 1, 2003 and recorded November 3, 2003 in Instrument No. 20031103-0160993, Register's Office of Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 62, on the Plan of Cross Timbers, Section II, as of record in Book 3700, Page 92, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description

TRACT 3:

Land in Davidson County, Tennessee, being Lot No. 134, on the Plan of Cross Timbers, Section III, as of record in Book 4175, Page 21, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Adeliza C. Caldwell by Warranty Deed from O. Don Bailey and wife, Annette O. Bailey dated April 2, 1976 in Book 5012, Page 29, Register's Office of Davidson County, Tennessee. (TRACTS 2 & 3)

Being part of the same property conveyed to Thomas Barksdale Caldwell III and wife, Adeliza C. Caldwell by Quitclaim Deed from Adeliza C. Caldwell, dated October 1, 2003 and recorded October 31, 2003 in Instrument No. 20031031-0160282, Register's Office of Davidson County, Tennessee. (TRACTS 2 & 3)

Being part of the same property conveyed to Bismarck Realty Limited Partnership, a Tennessee limited partnership by Quitclaim Deed from Thomas Barksdale Caldwell, III and wife, Adeliza C. Caldwell dated October 1, 2003 and recorded November 3, 2003 in Instrument No. 20031103-0160994, said Register's Office. (TRACTS 2 & 3)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 609 Bellevue Road North Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on February 19, 2026

Bismarck Realty Limited Partnership, a Tennessee Partnership

By:_____
Robert Caldwell, General Partner

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Robert Caldwell, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the General Partner of Bismarck Realty Limited Partnership, a Tennessee limited partnership, and that he as such, being authorized so to do, executed the foregoing instrument by signing the name of the limited partnership in such capacity, executed the same for the purposes therein contained.

Witness my hand and official seal, this February 19, 2026.

_____
Notary Public

My Commission Expires: 9/16/29

**File #: 2699-26NASH-TN**
**RECORD & RETURN TO:**
**CLOSED NASHVILLE, LLC**
**278 Franklin Road, Suite 160**
**Brentwood, TN 37027**

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 19, 2026.

J. Carlton Drumwright

February 19, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 19, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY