THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240848693** Karen Johnson Davidson County Batch # 1386613 DEEDWARR 02/27/2026 03:28:03 PM 2 pgs Fees: $13.00 Taxes: $999.00 20260227-0015794	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $270,000.00 Affiant Subscribed and sworn to before me, this 27th day of February, 2026. Notary Public My Commission Expires: 1/30/29 MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN. 30, 2029

WARRANTY DEED

Address New Owner: 905 Otter Creek, LLC 3013 New Natchez Trace Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 146 13 0 009.00

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, **RBP, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **905 Otter Creek, LLC, a Tennessee Limited Liability Company**, ("Grantees"), their 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 Lot No. 12B, in Forest Acres Subdivision, Section IV, as recorded in Plat Book 6900, Page 679, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Commencing at an iron pin in the South right-of-way of Otter Creek Road running thence with Otter Creek Road, South 86 degrees 47 minutes 00 seconds East, 23.23 feet to an iron pin; thence continuing with the South right-of-way of Otter Creek Road following a curve to the left having a radius of 825.00 feet, a length of 206.18 feet and a chord distance of 205.64 feet to an iron pin in the Northeast corner of the property herein described; thence leaving the South right-of-way of Otter Creek Road, South 11 degrees 49 minutes 00 seconds East, 217.00 feet to a point in the North line of Lot 12A (Plat Book 6900, Page 679); thence with the North line of Lot 12 A, South 77 degrees 34 minutes 10 seconds West, 226.36 feet to the Northwest corner of Lot 12A; thence North 11 degrees 46 minutes 00 second West, 253.62 feet to the point of beginning, containing 1.18 acres, more or less, based on a survey conducted by Joe Charles Wilson, dated May, 1988.

Being the same property conveyed to RBP, LLC, a Tennessee limited liability company, by Warranty Deed from Matthew R. Herb and Erin P. Herb, husband and wife, of record in Instrument No. 20210722-0098805, in the Register's Office of Davidson County, Tennessee, dated June 30, 2021 and recorded on July 22, 2021.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAT SHOWING PROPOSED DIVISION OF LOT NO. 12, FOREST ACRES SUBDIVISION, SECTION IV, as recorded in Plat Book 6900, Page(s) 679 .

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FOREST ACRES SUBDIVISION, SECTION IV, as recorded in Plat Book 2331, Page 156.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2633, Page 581, as Amended in Book 2646, Page 75; Book 2691, Page 249; Book 2929, Page 589 and Book 3402, Page 135.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7993, Page 287.

This is unimproved property located at 905 Otter Creek Road Nashville TN 37220

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 27th day of February, 2026.

RBP, LLC

BY: Randall Austin Rogers, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Randall Austin Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of RBP, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 27th day of February, 2026.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-09-2026