Karen Johnson Davidson County
Batch# 1387499 DEEDWARR
03/03/2026 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20260303-0016450

Name and Address of New Owner:
554U TN LLC
12328 Summer Breeze Court
Charlotte, North Carolina 28277

Send Tax Bills To:
554U TN LLC
Same as owner

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 071 02 0 049.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Adeel And Sams Rentals, LLC** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **554U TN LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 19 on the Map of E. C. SCRUGGS, AVONDALE PLAN, 1ST ADDITION of record in Plat Book 161, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

Being the same property conveyed to Adeel and Sams Rentals, LLC, by Warranty Deed from WD Properties, Inc., of record in Instrument No. 20151223-0129106, in the Register's Office of Davidson County, Tennessee, dated December 15, 2015 and recorded on December 23, 2015.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of February, 2026.

Adeel And Sams Rentals LLC

By: _____(SEAL)
Adeel Mohammad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 2026, before me personally appeared Adeel Mohammad of Adeel And Sams Rentals, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of February, 2026.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Signature
My commission expires: 5/9/26

AFFIDAVIT OF VALUE

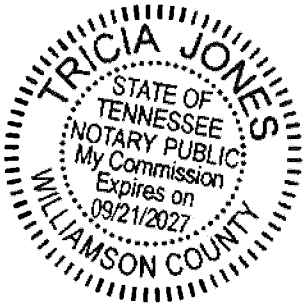
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $195,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of February, 2026.

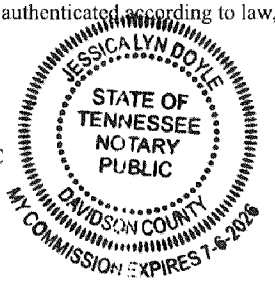
Notary Signature
My commission expires: 9-21-27



TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 26, 2026

March 2, 2026
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714



State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 2 day of March, 2026.

Notary Public:

My Commission Expires: 7.6.26