Karen Johnson Davidson County
Batch# 1387874 DEEDWARR
03/04/2026 08:32:30 AM 4 pgs
Fees: $23.00 Taxes: $2,923.00
20260304-0017025

WARRANTY DEED

CANDI SCHUMACHER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $790,000.00

Lynae Wibler
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 02/20/2026.

C Schumacher
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-22-29

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 2694-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Trinity Group Corp		127-12-0-002.00
268 Wertsville Rd		142-02-0-183.00
Ringoes, NJ 08551		142-02-0-182.00

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. 7, Bellevue Manor Subdivision, as of record in Book 3600, Pages 32 and 33, Register's Office of said County. Said Lot No. 7 fronts 125.02 feet on the westerly side of Harpeth Valley Court, and Runs back 461.82 feet on the northerly line and 429.75 feet on the southerly line to a rear line which measures 80.70 feet.

Being the same property conveyed to Adeliza C. Caldwell by Warranty Deed from Joseph W. Morris, Trustee, dated May 23, 1977 and recorded in Book 5151, Page 186, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Thomas Barksdale Caldwell and wife, Adeliza C. Caldwell by Quitclaim Deed from Adeliza C. Caldwell, dated October 1, 2003 and recorded October 31, 2003 in Instrument No. 20031031-0160283, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Bismarck Realty Limited Partnership , a Tennessee limited partnership by Quitclaim Deed from Thomas Barksdale Caldwell and wife, Adeliza C. Caldwell dated October 1, 2003 and recorded November 3, 2003 in Instrument No. 20031103-0160995, said Register's Office.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 230, on the Plat of Cross Timbers Section 4, of record in Plat Book 4175, Page 54, Register's Office of Davidson County, Tennessee.

Said Lot No. 230 fronts 90 feet on the northeast margin of Cross Timbers Drive and extends back 251.68 feet on the northwest line and 160.91 feet on the southeast line, to a line on the rear on which it measures 128 feet.

Being the same property conveyed to Thomas B. Caldwell by Warranty Deed from James T. Patterson and wife, Mary Frances Patterson dated November 9, 1973 in Book 4764, Page 378, Register's Office of Davidson County, Tennessee; and further to Trudy Arrietta, Trustee by Quitclaim Deed 8385, Page 207, recorded June 27, 1991; and then conveyed to Adeliza Caldwell by Quitclaim Deed from Trudy Arrieta, Trustee dated June 30, 1989 and recorded December 18, 1991 in Book 8511, Page 1, said Register's Office.

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.

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.

TRACT 3:

Land in Davidson County, Tennessee, being Lot No. 231, on the plan of Cross Timbers, Section 4, of record in Plat Book 4175, Page 54, Register's Office of Davidson County, Tennessee. Said Lot 231 fronts 98 feet on the easterly margin of Cross Timbers Drive, and extends back 245.8 feet on the northerly line and 251.68 feet on the southerly line to a line on the rear on which it measures 61.60 feet.

Being the same property conveyed to Thomas B. Caldwell III by Warranty Deed from James T. Patterson and wife, Mary Frances Patterson dated November 9, 1973 in Book 4746, Page 641, Register's Office of Davidson County, Tennessee; and further conveyed to Trudy Arrieta, Trustee in Quitclaim Deed 8385, Page 209, recorded June 27, 1991; and then conveyed to Adeliza Caldwell by Quitclaim Deed from Trudy Arrieta, Trustee dated June 30, 1989 and recorded December 18, 1991 in Book 8510, Page 995, said Register's Office.

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.

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.

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 1009-1011 Harpeth Valley Court 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

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2694-26NASH-TN
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

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