Karen Johnson Davidson County
Batch# 1387879 DEEDWARR
03/04/2026 08:33:30 AM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20260304-0017035

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 $750,000.00

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 # 2696-26NASH-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		142-10-0-071.00
268 Wertsville Rd		128-14-0-190-.00
Ringoes, NJ 08551		128-14-0-206.00

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 Lots No. 1, 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. 1 fronts 62.50 feet on the southwesterly margin of Bellevue Road and ex- tends back 236.25 feet on the southeasterly line and 245.79 feet on the northwesterly line to a dead line in the rear on which it measures 62.50 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. 137, on the Plan of Harpeth Park, Section 4, of record in Book 4300, Page 52, Register's Office of Davidson County, Tennessee.

Said Lot No. 137 fronts 124.89 feet along the easterly or northeasterly side of Cross Timers Drive and

117.18 feet along the southeasterly side of Coronado Court, and measures 38.2 feet around a curve at the easterly corner of the intersection of Cross Timbers Drive and Coronado Court; measures 174.81 feet along the northeasterly line and 150.44 feet along its southeasterly line.

Being the same property conveyed to Adeliza C. Caldwell by Warranty Deed from Marvin J. Hardy Jr. and wife, Brenda Hardy dated June 3, 1977 and recorded June 6, 1977 in Book 5155, Page 381, Register's Office of Davidson County, Tennessee.

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. 153 the Plan of Harpeth Park, Section 4, of record in Book 4300, Page 52, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas B. Caldwell, III by Warranty Deed from Barry Zeitlin and wife, Linda Zeitlin partners of Albar Building Industries, a partnership dated September 20, 1972 and recorded September 20, 1972 in Book 4639, Page 152; and further conveyed to Trudy Arrieta, Trustee by Quitclaim Deed from Thomas B. Caldwell III, dated September 1, 1985 and recorded June 27, 1991 in Book 8385, Page 205, said Register's Office.

Being the same property conveyed to Adeliza Caldwell by Quitclaim Deed from Trudy Arrieta, Trustee, dated June 30, 189 and recorded December 18, 1991 in Book 8510, Page 997, Register's Office of Davidson County, Tennessee.

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 601 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, 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, 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 #: 2696-26NASH-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