FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 02/27/2026 Notary Public MY COMMISSION EXPIRES: 11-8-2028 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1390430 DEEDWARR
03/09/2026 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20260309-0018601

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE
LLC

2500 N. Mt. Juliet, Mt. Juliet, TN 37122
File #26-6010

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Biggs Real Estate, LLC	New Owner	**092 06 0 369.00**
725 28th Avenue North Nashville, TN 37208		

FOR AND 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, WE, **508 Investors, LLC,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Biggs Real Estate, LLC,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of L. C. Thuss Subdivision a part of the Barrow Lands, as of record in Book 547, Page 102, Register's Office for said County, to which plan reference is here made for a more complete description, said description being incorporated herein as if copied verbatim.

Being the same property conveyed to 508 Investors, LLC from Jerome R. Scruggs, Sr. by Warranty Deed dated May 24, 2021 and recorded June 9, 2021 in Instrument No. 20210609-0077863,, Register's Office of said County.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **725 28th Avenue North, Nashville, TN 37208-3611**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 18th day of February 2026.

508 Investors, LLC

Theodore J. Bertuca, President

STATE OF FL
COUNTY OF PASCO

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Theodore J. Bertuca**, whom I am personally acquainted and who upon his oath acknowledged himself to be the **President** and he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of **508 Investors, LLC.**

WITNESS my hand and official seal this 18th day of Feb, 2026.

Dimple Vakharia
NOTARY

MY COMMISSION EXPIRES: Apr 21, 2029

DIMPLE VAKHARIA
Notary Public - State of Florida
Commission # HH 651677
My Comm. Expires Apr 21, 2029
Bonded through National Notary Assn.

I, Kirsten Virden, 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 02/18/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 02/18/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of February, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

