Karen Johnson Davidson County
Batch# 1393447 DEEDWARR
03/16/2026 03:57:30 PM 4 pgs
Fees: $23.00 Taxes: $28,120.00
20260316-0020960

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 39075-01-2026** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $7,600,000.00.<br>Affiant<br>Subscribed and sworn to before me this 16th day of March, 2026.<br>Notary Public<br>My Commission Expires: 8/19/2028 |

REBECCA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Mark Posard, Page Posard<br>705 Darden Place<br>Nashville, TN 37205 | **Send Tax Bills To:** | **Tax Information:**<br>Map and Parcel No.:<br>11504005600 |

**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, **Tennessee 2 GP, A Tennessee general partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark S. Posard and Page Posard, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 705 Darden Place, Nashville, TN 37205.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 13th day of March, 2026.

Tennessee2 GP, a Tennessee general partnership

BY: Brett Design Build PLC, General Partner of Tennessee2 GP

BY: _____, President
Thomas Brett, President

BY: ELB Properties, LLC, General Partner of Tennessee2 GP

BY: _____ Member
Mary Frances Evers, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Brett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the President of Brett Design Build PLC, a General Partner of Tennessee2 GP and that as such President and General Partner executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of March, 2026.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

_____
Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Frances Evers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Member of ELB Properties, LLC, a General Partner of Tennessee2 GP, and that as such Member and General Partner executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of March, 2026.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

_____
Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of Hillwood Estates, Section Nine, Part One, of record in Plat Book 2331, Page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tennessee 2GP, a Tennessee general partnership, by deed dated July 21, 2023 from Top Of The Hill Enterprises LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230721-0056563, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 County Taxes, a lien but not yet due and payable, which have been prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 2331, Page 27, Register's Office for Davidson County, Tennessee.
3. Declaration of Restrictions And Covenants For SCMs For Regulated Residential Infill of record in Instrument No. 20250411-0027188, Register's Office for Davidson County, Tennessee.

## Certificate of Authenticity

I, J. Trent Lehman, 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 3/13/2026.

Date

Affiant Signature

3/16/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of March, 2026.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

