Karen Johnson
Batch # 1395053
03/19/2026 10:02:07 AM
Fees: $13.00 Taxes: $39,775.00
Davidson County
DEEDWARR
2 pgs
20260319-0021894

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF Blount
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $10,750,000.00 Affiant Subscribed and sworn to before me, this 17 day of March 2026. Notary Public My Commission Expires: 4-11-2029

CAROLINE ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 04-11-2029

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Parcel ID No.
Franklin Pike Trust, dated February 27, 2026 1299 Ocean Ave #333 Santa Monica, CA 90401	New Owner	132 06 0 034.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ORCHARD HOUSE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **FRANKLIN PIKE TRUST, DATED FEBRUARY 27, 2026** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19A on the Plan of Revised Plat of Parts of Thompson's Glen Leven Subdivision of record in Plat Book 3, Page 20, in the Chancery Court 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 4231 Franklin Pike, LLC by Quitclaim Deed from DAC Properties, LLC, of record in Instrument No. 20200717-0078942, Register's Office for Davidson County, Tennessee, dated June 26, 2020 and recorded on July 17, 2020.

Being the same property conveyed to Orchard House, LLC, a Tennessee limited liability company by Deed dated April 5, 2023 from 4231 Franklin Pike, LLC, a Tennessee limited liability company, recorded April 6, 2023, in Instrument Number 202304060025355, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **4231 Franklin Pike, Nashville, TN 37204**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of March 2026.

Orchard House, LLC

By: _____
Amy Buckner, President

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ CA)
Blount

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **Amy Buckner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of Orchard House, LLC, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 17 day of march 2026.

_____
Notary Public
My commission expires: 04-11-2029

CAROLINE ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 04-11-2029