BOX 10-A

Name and Address of New Owner:
Girl Tribe Ventures LLC
6412 Bresslyn Road
Nashville, TN 37205

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Send Tax Bills To:
Girl Tribe Ventures LLC
6412 Bresslyn Road
Nashville, TN 37205

Karen Johnson
Batch # 1398475
03/27/2026 09:58:44 AM
Fees: $13.00 Taxes: $786.25

Davidson County
DEEDWARR
2 pgs

20260327-0024366

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 059-15-0-098

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mattie L. Emanuel,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Girl Tribe Ventures LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee:

Lan in Davidson County, Tennessee, being Lot No. 102 on the Plan of Haynes Manor, Section 1, as of record in Book 3600, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete legal description of said lot.

Being the same property conveyed to Samuel C. Emanuel and wife, Mattie L. Emanuel, by Warranty Deed dated December 9, 1975 from Frank Searcy, Jr and wife, Gloria Searcy, recorded December 11, 1975 in Book 4978 Page 777 in the Register's Office.

Samuel Emanuel and Mattie L. Emanuel remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Samuek Emanuel; therefor Mattie L. Emanuel was the surviving tenant by the entirety to property herein.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of March, 2026.

Mattie L Emaunel by Ketra Cotten, Attorney-in-fact (SEAL)

Mattie L. Emaunel by Ketra Cotten, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of March, 2026, before me personally appeared Ketra Cotten, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of March, 2026.

JOHN ALFRED BELL JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $212,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

CHRISTINA HIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/2/2026

Sworn to and subscribed before me this 26th day of March, 2026.

Notary Public
My commission expires:
File No. 2026-8789-MA