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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1398482
03/27/2026 10:02:38 AM
Fees: $13.00 Taxes: $555.00

Davidson County
DEEDWARR
2 pgs

20260327-0024374

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ___ DAY OF MARCH, 2026.

Notary Public

(AFFIX SEAL)

JOSEPH TAYLOR TENNESSEE NOTARY PUBLIC My Comm. Expires May 28, 2028 COUNTY OF WILLIAMSON MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Invest Nashville, LLC	Same as New Owner	
(NAME)	(NAME)	
2810 Branwood Dr		096-13-0-083.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **GLORIA M. POOLE, TRUSTEE OF THE ROBERT D. POOLE AND GLORIA M. POOLE REVOCABLE TRUST ESTABLISHED AUGUST 26, 2014, (AS TO A ONE-HALF UNDIVIDED INTEREST), AND TERRENCE JAMES (AS TO A ONE-HALF UNDIVIDED INTEREST)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **INVEST NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 108, on the plan of Twin Lawn, of record in Book 2331, Page 9, Register's Office of Davidson County, Tennessee. Said Lot No. 108 fronts 74.6 feet on the north side of Branford Drive and extends back 151.2 feet on the west line and 153.8 feet on the east line to a dead line in the rear on which it measures 75.5 feet.

Being the same property conveyed to Andrew James by Warranty Deed from E. M. Culver and wife, Avolyn P. Culver dated January 22, 2001 and recorded January 29, 2001 in Instrument No. 20010129-0008292, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Brentnol James, single and Andrew James, single by Quitclaim Deed from Andrew James dated October 24, 2005 and recorded October 31, 2005 in Instrument No. 20051031-0130836, Register's Office of Davidson County, Tennessee; and rerecorded in Instrument No. 20051207-0147445, said Register's Office.

Being the same property conveyed to Terrence James by Quitclaim Deed from Brentnol James, single, as to my one-half interest, dated March 19, 2008 and recorded March 26, 2008 in Instrument No. 20080326-0030456, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Terrence James and Robert Pool, as tenants in common by Quitclaim Deed from Andrew James, dated July 27, 2009 and recorded August 4, 2009 in Instrument No. 20090804-0073044, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Robert D. Poole and Gloria M. Poole, Trustees of the Robert D. Poole and Gloria M. Pool Revocable Trust (The "Trust") by Quitclaim Deed from Robert D. Poole, dated January 26, 2024 and recorded January 26, 2024 in Instrument No. 20240126-0005615, Register's Office of Davidson County, Tennessee.

ROBERT D. POOLE AND GLORIA M. POOLE, TRUSTEES OF THE ROBERT D. POOLE AND GLORIA M. POOLE REVOCABLE TRUST ESTABLISHED AUGUST 26, 2014 and ROBERT D. POOLE AND GLORIA M. POOLE, TRUSTEES OF THE ROBERT D. POOLE AND GLORIA M. POOLE REVOCABLE TRUST ESTABLISHED AUGUST 26, 2014 on behalf of Terrence James pursuant to Amended Order Approving Sale of Property entered February 20, 2026 in Docket No. 24-0562-IV in the Chancery Court for Davidson County, Tennessee.

Robert D. Poole has since died on July 4, 2025 leaving Gloria M. Poole as the surviving Trustee. Gloria M. Poole is authorized to sign on behalf of the Trust as the sole surviving Trustee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2810 Branwood Dr, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 is 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.

JW2025-1543

Witness my hand this 25 day of March, 2026

THE ROBERT D. POOLE AND GLORIA M. POOLE REVOCABLE TRUST ESTABLISHED AUGUST 26, 2014

BY: Gloria M. Poole - Trustee

GLORIA M. POOLE, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Gloria M. Poole with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Robert D. Poole and Gloria M. Poole Revocable Trust Established August 26, 2014, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Robert D. Poole and Gloria M. Poole Revocable Trust Established August 26, 2014.

Witness my hand and official seal this 25 day of March, 2026.

JOSEPH WHITE TENNESSEE NOTARY PUBLIC My Comm. Expires May 28, 2029 COUNTY OF WILLIAMSON

Commission expires:

Notary Public

Witness my hand this 25 day of March, 2026

THE ROBERT D. POOLE AND GLORIA M. POOLE REVOCABLE TRUST ESTABLISHED AUGUST 26, 2014

BY: Gloria M. Poole - Trustee

GLORIA M. POOLE, TRUSTEE ON BEHALF OF TERRENCE JAMES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Gloria M. Poole with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Robert D. Poole and Gloria M. Poole Revocable Trust Established August 26, 2014, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Robert D. Poole and Gloria M. Poole Revocable Trust Established August 26, 2014 on behalf of Terrence James.

Witness my hand and official seal this 25 day of March, 2026.

JOSEPH WHITE TENNESSEE NOTARY PUBLIC My Comm. Expires May 28, 2029 COUNTY OF WILLIAMSON

Commission expires:

Notary Public

JW2025-1543