WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

DM-CWI-25-912B

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elite Building Group TN, LLC	**New Owner**	
(NAME) **1400 North 6th St.**	(NAME)	**082-03-0-483-00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CEO WEALTH INVESTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELITE BUILDING GROUP TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 22 on the Plan of Subdivision of McFerrin Lands, Will, Sharpe and Crutcher's Addition, of record in Book 57, Page 82, Register's Office for said County.

Said Lot No. 22 fronts 50.0 feet on the westerly margin of North 5th Street and extends back between parallel lines a distance of 165 feet to an alley.

Being the same property conveyed to CEO Wealth Investments, LLC, a Missouri limited liability company, by Warranty Deed from Roger L. Orr and James Wilson and Cassandra Orr and Samuel Orr and Sharon Parker and Joyce Orr and Joshua Mitchell and Jonathan Mitchell and Charmaine Moore and Demetria Brown and Johneshia Rogers of record in Instrument 20260326-0024256, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mary J. Brooks, unmarried by Warranty Deed from Nathaniel Shelbourne, unmarried, of record in Book 11187, Page 14, Register's Office for Davidson County, Tennessee, dated October 30, 1998 and recorded on November 04, 1998. Mary J. Brooks having since died intestate on or about February 22, 2024, leaving James Wilson, Roger L. Orr, Samuel Orr, Sharon Parker, Joyce Orr, Cassandra Orr, and John Lee Mitchell, Jr. as heirs at law as evidenced in Affidavit of Heirship of Record in Instrument Number 20260326-0023849. The said John Lee Mitchell, Jr. having since died intestate on or about August 23, 2025, leaving Joshua Mitchell, Jonathan Mitchell, Charmain Moore, Demetria Brown, and Johneshia Rodgers as heirs at law as evidenced in Affidavit of Heirship of Record in Instrument Number 20260326-0023850.

This conveyance is subject to:
- Taxes for the year 2025, a lien due and payable, but not delinquent.
- All matters shown on the Plan of record in Book 57, page 82, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **912 North 5th Street, Nashville, Tennessee 37207**.

Karen Johnson
Batch # 1398648
03/27/2026 02:05:02 PM
Fees: $13.00 Taxes: $1,665.00

Davidson County
DEEDWARR
2 pgs

20260327-0024618

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 20th DAY OF MARCH, 2026.

CEO Wealth Investments, LLC

BY: Jarrell Cole

Jarrell Cole
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JARRELL COLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of CEO WEALTH INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of March, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212