Karen Johnson Davidson County
Batch# 1399927 DEEDWARR
03/31/2026 01:30:30 PM 5 pgs
Fees: $28.00 Taxes: $4,625.00
20260331-0025593

This Instrument Prepared By:

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Name and Address of New Owner:
AMBERRIDGE HOLDINGS, GP
2919 Berry Hill Drive
Nashville, TN 37204

Send Tax Bills To:
New Owner

Map & Parcel No: 118-11-0-003-00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **Thomas E. Noonan, Jr. and Peggy T. Noonan, a married couple** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **AMBERRIDGE HOLDINGS, GP, a Tennessee General Partnership** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, successors or assigns of the Grantee, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any heirs, successors or assigns of the Grantee, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Real Estate in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantor does hereby covenant and bind Grantor, and any heirs, successors and assigns of Grantor, to warrant and forever defend the title to the said Real Estate against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 31st day of March, 2026.

Thomas E. Noonan, Jr.

Peggy T. Noonan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas E. Noonan, Jr., and wife, Peggy T. Noonan the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2026.

Notary Signature
My commission expires: 11/19/28

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $1,250,000.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31st day of March, 2026.

Notary Signature
My commission expires: 11/19/28

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Berry Hill Subdivision of record in Plat Book 3300, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being all the same property conveyed to Thomas E. Noonan, Jr., and wife, Peggy T. Noonan, married, by Warranty Deed dated January 20, 1998, from Douglas J. Brown and James H. Sherrod, Jr., Co-Executors of E. Condra Estate, of record in Book 10805, Page 16, Register's Office for Davidson County, Tennessee.

This Real Estate is more commonly known as 2921 Berry Hill Drive, Nashville, TN 37204.

EXHIBIT B

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2026 and subsequent years, not yet due and payable. Map and Parcel 118-11-0-003-00. Current year taxes have been prorated as part of closing and assumed by the Grantee.

3. All matters shown on the Plan of record in Plat Book 3300, Page 20, Register's Office for Davidson County, Tennessee.

4. Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also the rights of others entitled in and to the use thereof.

5. Subject to any creek or branch running through or along the boundary of subject property.

6. All matters shown on the Plan of record in Plat Book 421 Page 27, said Register's Office.

I, Cindy M. Bennis, 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 31st day of March, 2026.

Cindy M. Bennis

Date: 31st day of March, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st day of March, 2026.

STEPHANIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 5/8/29