20261058C	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $506,125.00. Affiant Subscribed and sworn to before me, this the 30th day of March, 2026. Notary Public My commission expires: 02-05-2030

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

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson
Batch # 1400225
04/01/2026 01:56:31 PM
Fees: $13.00 Taxes: $1,872.66
Davidson County
DEEDWARR
2 pgs
20260401-0025998

Return to:
~~Rudy Title and Escrow, LLC~~
~~2012 21st Avenue South~~
Nashville, TN 37212
FILE #: G-BS-26-2521

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
IPA Partners, LLC, a Tennessee limited liability company	SAME AS NEW OWNER	**118-08-0-233.00**
2610 WESTWOOD DR		
NASHVILLE, TN 37204		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Base Camp Holdings, LLC, a Delaware limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IPA Partners, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 180, as shown on the map entitled Plan of Grandview Heights, of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 180 fronts 50 feet on the westerly side of Cruzen Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Claudine Burton Barnes and Douglas Leon Barnes, husband and wife by Warranty Deed from Barbara Kimbro of record in Book 3857, Page 79, Register's Office for Davidson County, Tennessee, dated February 04, 1965 and recorded on February 04, 1965.
The said Douglas Leon Barnes having since died on or about April 1, 1973, vesting Claudine Burton Barnes as surviving tenant by the entirety.
Claudine Burton Barnes, aka Lottie Barnes having died on or about June 15, 2023. Probate of record in Docket No. 23P-1636, Circuit Court, Probate Division for Davidson County, Tennessee.

Being the same property conveyed to Base Camp Holdings, LLC by Warranty Deed from William Claude Thompson, Executor of The Estate of Lottie Barnes, of record in Instrument No. 20240318-0018584, Register's Office for Davidson County, Tennessee, dated March 13, 2024 and recorded on March 18, 2024.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved (____) property known as 2521 Cruzen Street, Nashville, TN 37211.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 30th day of March, 2026:

Base Camp Holdings, LLC, a Delaware limited liability company

By: _____
Ryan Bitzer, Owner

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ENTITY GRANTOR ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Ryan Bitzer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be a member of Base Camp Holdings, LLC, a Delaware limited liability company, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 30th day of March, 2026.

My Commission Expires: 7/25/29

_____
Notary Public

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY