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

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1401678 DEEDWARR
04/06/2026 10:34:39 AM 2 pgs
Fees: $13.00 Taxes: $2,627.00
20260406-0027141

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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
Erskine Bronson Ingram, III 2008 Trust c/o Pinnacle Trust	Same as New Owner	
(NAME) P.O. Box 291947	(NAME)	116-03-0-128.00
(ADDRESS) Nashville, TN 37229-1947	(ADDRESS)	
(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, **TN49 HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE TRUSTEES OF THE ERSKINE BRONSON INGRAM, III 2008 TRUST,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 the Northwesterly one-half of Lot No. 103 on the Plan of Kenner Manor Lane Company's Seconds Subdivision of the Kenner Tract, of record in Plat Book 421, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 103 fronts 50 feet on the North margin of Woodmont Boulevard and extends back between parallel lines 200 feet to dead line in the rear.

Being the same property conveyed to Michael T. Hull and Kelsey Hull, husband and wife by Warranty Deed from Jennifer Champion Thigpen, a married woman of record in Instrument No. 20210301-0025182 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 01, 2021.

Being the same property conveyed to TN49 Holdings, LLC, a Tennessee Limited Liability Company by Quit Claim Deed from Michael Hull, and Kelsey Hull, Husband and Wife of record in Instrument No. 20250627-0050746 Register's Office for Davidson County, Tennessee, dated June 11, 2025 and recorded on June 27, 2025.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 421, Page 100, Register's Office for Davidson County, Tennessee.

unimproved
This is improved x property, known as 154 Woodmont Blvd, Nashville, TN 37205

JW2026-201

(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, successors 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, successors 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 hand this 2 day of April, 2026

TN49 HOLDINGS, LLC

BY: _____

MICHAEL HULL, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC OF THE STATE AND COUNTY AFOREMENTIONED, PERSONALLY APPEARED MICHAEL HULL, WITH WHOM I AM PERSONALLY ACQUAINTED (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, UPON OATH, ACKNOWLEDGED HIMSELF TO BE MEMBER OF TN49 HOLDINGS, LLC, AND THAT HE AS SUCH MEMBER OF TN49 HOLDINGS, LLC, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE LLC BY HIMSELF AS MEMBER OF TN49 HOLDINGS, LLC.

Witness my hand and official seal this 2 day of April, 2026.

Commission expires:

_____
Notary Public

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

JW2026-201