BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1403249 DEEDWARR
04/08/2026 09:41:22 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00
20260408-0028232

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF April, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY My Commission Expires 3/5/2029

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
BRG, LLC, a Tennessee limited liability company	NEW OWNER	
(NAME)	(NAME)	102 15 0 092.00
4458 Legendary Dr Ste 200		
(ADDRESS)	(ADDRESS)	
Destin, FL 32541		
(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, WE, **SCOTT W. LAYDEN AND WIFE, BARBARA M. LAYDEN, AS TENANCY BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRG, 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. 274 on the Plan of BROOK MEADE, SECTION VII, as of record in Plat Book 2331, Page 5, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Barbara M. Smith, unmarried, by Warranty Deed from Gregory P. Travis and wife, Sara R. Travis, of record in Book 10180, Page 720 , in the Register's Office of Davidson County, Tennessee, dated August 30, 1996, and recorded on September 05, 1996.

Being the same property conveyed to Betty L. Buckner, Trustee, by Quitclaim Deed from Barbara M. Smith (Layden) and also further conveyed from Betty L. Buckner, Trustee, to Scott W. Layden and Wife, Barbara M. Layden, as tenancy by the entirety, of record in Instrument No. 20011025-0116990, in the Register's Office of Davidson County, Tennessee, dated October 24, 2001 and recorded on October 25, 2001.

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 718 Starlit Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2026-221

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.

Witness my hand this 6th day of April, 2026

SCOTT W. LAYDEN

BARBARA M. LAYDEN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott W. Layden and Barbara M. Layden, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of April, 2026

Commission expires:

D DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-22-2029

Notary Public