THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353818**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,043,540.00. Affiant Subscribed and sworn to before me, this 10th day of April, 2026. Notary Public My Commission Expires:

SEZEN YILMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Karen Johnson Davidson County
Batch # 1405740 DEEDWARR
04/15/2026 09:48:09 AM 2 pgs
Fees: $13.00 Taxes: $3,861.10
20260415-0030669

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Maxwell Heritage Properties, LLC 2545 Miami Avenue Nashville, TN 37214	New Owner	Tax Parcel ID No. 083 05 0 138.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Lannom and Christina Lannom, husband and wife, as to a 99% undivided interest; and Sam Lannom, single, as to a 1% undivided interest,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Maxwell Heritage Properties, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron rod in the Northern right of way of Maxwell Avenue at the Southeastern corner of the herein described parcel and the Southwestern corner of the OIC the Bayley at Maxwell property as described in Instrument 20161012-0108020 RODC; thence, with said right of way, North 74 degrees 13 minutes 41 seconds West, 75.00 feet to an iron rod at the Southeastern corner of the Michael Vester property as described in Deed Book 8506 Page 409 RODC; thence, with Vester, North 18 degrees 24 minutes 55 seconds East, 305.62 feet to an iron rod by a fence corner; thence, South 76 degrees 13 minutes 52 seconds East, 75.17 feet to an iron rod at the Western edge of a 20' alley; thence, with the alley, South 18 degrees 24 minutes 55 seconds West, 308.25 feet to the Point of Beginning and containing 22,966 square feet or 0.528 acres according to a survey by Steven D. Delle TN RLS # 1710, with Delle Land Surveying Co. on April 19, 2021.

Being the same property conveyed to Charles Lannom and Christina Lannom a 99% undivided interest; and Sam Lannom, single, a 1% undivided interest, by Quit Claim Deed from Charles Lannom and Christina Lannom, husband and wife, of record in Instrument No. 20220919-0104077, in the Register's Office of Davidson County, Tennessee, dated September 19, 2022 and recorded on September 19, 2022.

Being the same property conveyed to Charles Lannom and Christina Lannom, husband and wife, by Quit Claim Deed from Charles C. Lannom and wife, Frances Yvonne Lannom, of record in Instrument No. 20210421-0053441, in the Register's Office of Davidson County, Tennessee, dated April 21, 2021 and recorded on April 21, 2021.

Being part of the same property conveyed to Charles C. Lannom and wife, Frances Yvonne Lannom, as joint tenants with right of survivorship, by Quit Claim Deed from Charles C. Lannom, of record in Instrument No. 20170214-0015287, in the Register's Office of Davidson County, Tennessee, dated February 14, 2017 and recorded on February 14, 2017.

Being the same property conveyed to Charles C. Lannom, by Administrator's Deed from Charles C. Lannom, Administrator for the Estate of Verna Vaughn Lannom, Probate Court for Davidson County, Tennessee, Docket No. 16P-1771, of record in Instrument No. 20170214-0015286, in the Register's Office of Davidson County, Tennessee, dated February 08, 2017 and recorded on February 14, 2017.

Being part of the same property conveyed to Verna Lannom, by Warranty Deed from Elizabeth J. Burgess, of record in Book 954, Page 572, in the Register's Office of Davidson County,

Tennessee, dated August 11, 1936 and recorded on August 12, 1936. The said Verna Lannom died on March 27, 1978, devising subject property to Charles C. Lannom. Also see Probate at Case No. 16P-1771, Davidson County Circuit Court (Probate Division).

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Ruth B. Hawkins Home Place, as recorded in Plat Book 547, Page(s) 129.

This is improved property located at 1023 Maxwell Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of April, 2026.

Charles Lannom

Christina Lannom

Sam Lannom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Lannom and Christina Lannom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of April, 2026.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sam Lannom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of April, 2026.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028