BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1406091 DEEDWARR
04/16/2026 10:07:44 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00
20260416-0031156

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

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 10th DAY OF April, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Eagle Holdings, LLC dba Maxwell Group Development	NEW OWNER	
(NAME) 1831 12TH Avenue S. #109	(NAME)	131 03 0 219.00
(ADDRESS) Nashville, TN 37203	(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, I, **STEPHEN LONG**, MARRIED HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EAGLE HOLDINGS, LLC DBA MAXWELL GROUP DEVELOPMENT,** 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:

Being the Northerly 100 feet of Lot No. 45 on the Plan of GEO. W. BLAIR'S REVISED SUBDIVISION OF BELMONT PARK PLACE, Plan of record in Book 421, Pages 118 and 119, Register's Office for said County

Said part of said Lot No. 45 fronts 100 feet on the Easterly side of Belmont Park Place, and runs back from the center of said Place, 372 feet, more or less, on the Northerly line and 370 feet, more or less, on the Southerly line to the center of an alley, and measuring 100 feet thereon.

Being the same property conveyed to N. T. Long, Jr. and wife, Nancy Jean Long, by Warranty Deed from Winder B. Parman and wife, Eloise Parman, of record in Book 1644, Page 109, in the Register's Office of Davidson County, Tennessee, dated October 25, 1948 and recorded on October 29, 1948. N. T. Long, Jr. died on May 14, 2005, leaving Nancy Jean Long, as surviving tenancy by the entirety. Nancy Jean Long died intestate on December 21, 2025, leaving Stephen Long as sole heir. Stephen Long is also known as Steve Long and is one of the same person.

Property was never a marital resident for the Grantor.

Affidavits of Heirship establishing heirship are recorded in Instrument Nos. 20260323-0022709 and 20260323-0022710, said register's office for Davidson County, Tennessee.

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.

MO2026-277

unimproved
This is improved x property, known as 4204 Belmont Park Terrace, Nashville, TN 37215
(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 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 10th day of April, 2026

Stephen Long
STEPHEN LONG

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 Stephen Long, the bargainor, 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 10th day of April, 2026.

Commission expires:

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

Notary Public

MO2026-277