Karen Johnson Davidson County
Batch# 1408242 DEEDWARR
04/20/2026 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260420-0031988

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260253381** CAITLIN LLOYD-MCKEIGHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 8, 2029	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Holly Ray Affiant Subscribed and sworn to before me, this 17th day of April, 2026. C McKeighen Notary Public My Commission Expires: 5-8-2029

WARRANTY DEED

Address New Owner: Highmark Investments & Developments, LLC and Altoria Development Group, LLC 3868 Hutson Ave Nashville TN 37216	Send Tax Bills To: Highmark Investments & Developments LLC and Altoria Development Group, LLC 805 Church Street, Apt 3603 Nashville, TN 37203	Tax Information: Tax Parcel ID No. 061-10-0-011.00

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, **Adrian Mason, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Highmark Investments & Developments, LLC, a Tennessee limited liability company, as to a sixty-seven percent (67.0)% undivided interest, as tenant in common, and Altoria Development Group, LLC, a Tennessee limited liability company, as to a thirty-three percent (33.0) undivided interest, as tenant in common**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of Maplewood Heights Second Subdivision Plan of record in Plat Book 547, Page (s) 103 and 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adrian Mason, unmarried by Warranty Deed from Ben Steel, unmarried of record in Instrument No. 20220603-0064307 Register's Office for Davidson County, Tennessee, dated May 31, 2022 and recorded on June 03, 2022.

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.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 103 and 104, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5043, Page 514; Book 5093, Page 690; and Book 5248, Page 408, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 3868 Hutson Ave Nashville TN 37216

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 17th day of April, 2026.

Adrian Mason

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adrian Mason, 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, at office, this 17th day of April, 2026.

Notary Public
My Commission Expires: _____



TRUE COPY CERTIFICATION

I, Matthew G. Noggle, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 17, 2026.

Affiant Signature

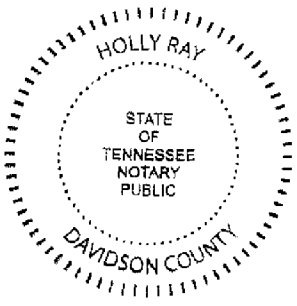
April 17, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of April, 2026.



Notary's Signature

My Commission Expires: 03/09/27