BOX 10-A

WARRANTY DEED

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

Karen Johnson
Batch # 1410343
04/23/2026 10:01:00 AM
Fees: $13.00 Taxes: $1,665.00

Davidson County
DEEDWARR
2 pgs

20260423-0033813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF April, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires 10/4/27

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
Nashville Development, LLC, a Tennessee Limited Liability Company	NEW OWNER	
(NAME)	(NAME)	169-07-0A-012.00-CO
65 Brookwood Terrace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **HEALTH INVESTMENTS LS, LLC, A MISSOURI LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASHVILLE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 12 on the Plan of Homes at Modern Valley, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Homes at Modern Valley, a Horizontal Property Regime with Private Elements at Instrument No. 20260223-0014328, which shall supplant and supersede the Declaration of Covenants, Conditions and Restrictions for Homes at Modern Valley, of record in Instrument No. 20250429-0033090 and as amended in Instrument No. 20250501-0033649, 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 a portion of the same property conveyed to Health Investments LS, LLC, a Missouri Limited Liability Company, by Warranty Deed from Pamela Irene Pitts, Executor of the Estate of Nancy Ann Armstrong, deceased, of record in Instrument No. 20230718-0055111 Register's Office for Davidson County, Tennessee, dated July 17, 2023 and recorded on July 18, 2023.

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 123 Modern Valley, Lot 12, Nashville, TN 37221
(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 20th day of April, 2026

HEALTH INVESTMENTS LS, LLC,
A ~~MISSOURI LIMITED LIABILITY~~ COMPANY

BY: _____
DANIEL C. RUDA, MANAGER

STATE OF Missouri
COUNTY OF Taney

Before me, the undersigned notary public, personally appeared Daniel C. Ruda, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Sole Member for Health Investments LS, LLC, a Missouri Limited Liability Company, the within named bargainor, a limited liability company, and that he is the Sole Member of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 20 day of April, 2026.

Commission expires: 08-05-2029

PATRICIA A PRESTON
My Commission Expires
08-05-2029
NOTARY SEAL
Stone
County
Commission # 13511335
NOTARY PUBLIC - STATE OF MISSOURI

Patricia A. Preston
Notary Public