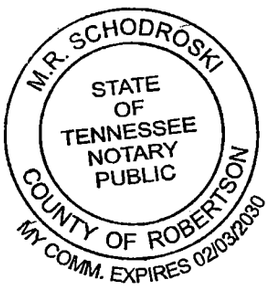
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BOX 10-A

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF April 20 26

M. L. Schodroski
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
Romans 122, LLC, a Tennessee Limited Liability Company and Moss Green Investments LLC., a Tennessee Limited Liability Company	Romans 122, LLC & Moss Green Investments, LLC	
(NAME) 1212 Alfred Dr	(NAME) 916A N 2nd street	102 14 0 058.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37207	
(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, **ELLIS REAL ESTATE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROMANS 122, LLC, A TENNESSE LIMITED LIABILITY COMPANY AND MOSS GREEN INVESTMENTS 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. 93, SECTION II, CREST MEADE Subdivision, as of record in Plat Book 2331, Page 152, Register's Office for said County.

Said Lot No. 93 fronts 150 feet on the Easterly side of Alfred Drive, and runs back 162 feet on the Northerly line and 160.2 feet on the Southerly line, to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to Elmer Carl Potts and wife, Sarah Potts, by Warranty Deed from Kenneth H. Sadler and wife, Mary N. Sadler, of record in Book 5059, Page 698, in the Register's Office of Davidson County, Tennessee, dated August 20, 1976, and recorded on August 23, 1976.

Being the same property conveyed to Elmer C. Potts, Trustee of The Elmer C. Potts Living Trust dated April 22, 2019, by Quitclaim Deed from Elmer Carl Potts and Sarah Potts, by Elmer Potts, her attorney-in-fact, of record in Instrument No. 20190426-0038734, in the Register's Office of Davidson County, Tennessee, dated April 22, 2019, and recorded on April 26, 2019.

Being the same property conveyed to Ellis Real Estate LLC, a Tennessee Limited Liability Company, by Warranty Deed from Donald C. Potts, Successor Trustee of the Elmer C. Potter Living Trust dated April 22, 2019, of record in Instrument No. 20260424-0034848, in the Register's Office of Davidson County, Tennessee, dated 4/20, 2026.

Karen Johnson Davidson County
Batch # 1411583 DEEDWARR
04/27/2026 09:29:42 AM 2 pgs
Fees: $13.00 Taxes: $2,645.50

20260427-0035980

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 1212 Alfred Dr, Nashville, TN 37205

(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

Ellis Real Estate LLC,
a Tennessee Limited Liability Company

BY: _____
Colin Ellis, Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Colin Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Ellis Real Estate, LLC the within named bargainor, a Tennessee limited liability company and that he as such Sole Member 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 20th day of April, 2026.

Commission expires:

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

_____
Notary Public