Karen Johnson Davidson County
Batch# 1412285 DEEDWARR
04/28/2026 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20260428-0037449

This Instrument Prepared By:
Saddle Creek Title, LLC
775 Ridge Lake Blvd., Suite 105
Memphis, Tennessee 38120

WARRANTY DEED

THIS INDENTURE is made and entered into this 24th **day of April, 2026**, by and between **Memphis Passive 7 LLC, a Tennessee Limited Liability Company,** party of the first part, and **Susan Barrick, an unmarried woman,** party of the second part,

WITNESSETH: That for and in consideration of the purchase price, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of all is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of the Subdivision of the West part of Lot No. 2 on the Subdivision of the Harding Lytle Tract, of record in Book 974, Page 52, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Said Lot fronts 50 feet on the North side of Albion Street and runs back between parallel lines 166 feet to an alley, running back along the East margin of 23rd Avenue North.

Being the same property conveyed to Memphis Passive 7, LLC, a Tennessee Limited Liability Company by Deed dated December 5, 2025 from JinLi Four Real Estate LLC, a Tennessee limited liability company, recorded December 19, 2025, in Instrument Number 20251219-0100957, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, except for unpaid 2026 City and 2026 County Taxes which are not yet due and payable and except for the following: subdivision restrictions, building lines and easements of record in , in the Davidson County Register's Office, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

See Attached Signature Page

Memphis Passive 7 LLC, a Tennessee Limited Liability Company

By: _____
James Jones, Member

By: _____
Anthony Redmond, Member

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared **James Jones and Anthony Redmond**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself/themselves to be the Members of **Memphis Passive 7 LLC**, the within named bargainor, a Limited Liability Company, and that he/she/they as such Members, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself/herself/themselves as such Members.

WITNESS my hand and Notarial Seal at office this 21st day of April, 2026.

LAUREN IZQUIERDO
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 7-14-2026

_____
Notary Public

My Commission Expires:
_____

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$470,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 28 day of April, 2026.

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07-02-2029
DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires:
_____

Tax Parcel: 092-03-0-152

Property Address: 2222 Albion Street, Nashville, TN 37208

Name & Address of Owner and Mail Tax Bills to:
Susan Barrick
3704 SYCAMORE LN
NASHVILLE, TN 37215

When Recorded Return To:
McCann & Hubbard
1804 Williamson Court #201
Brentwood, TN 37027

Certificate of Authenticity

I, Anna N. Dolan, 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 the

24 day of April, 2026.

Affiant Signature

4/28/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of April, 2026.

Notary's Signature

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-02-2029
DAVIDSON COUNTY

My Commission Expires: _____
Date

Notary's Seal (if on paper)