Karen Johnson Davidson County
Batch# 1414117 DEEDWARR
05/01/2026 10:59:30 AM 5 pgs
Fees: $28.00 Taxes: $1,517.00
20260501-0038857

WARRANTY DEED

JONATHAN J. BLOOM
TENNESSEE NOTARY PUBLIC
My Comm Exp. 01/22/2030
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$410,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 30TH DAY OF APRIL, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/22/2030

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.: 100426

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Peter Bream, Jr. 3238 Leawood Drive Nashville, TN 37218	new owner	080 08 0 390.00

For and in consideration of the sum of Four Hundred Ten Thousand And 0/100 ($410,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

BASELINE CAPITAL GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

PETER R. BREAM, JR. AND HENRY FLETCHER BREAM AND WILLIAM BREAM, as tenants in common

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No 16 on the Plan of Bordeaux Hills Addition, as of record in Book 4460, Page 9, 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 Baseline Capital Group, LLC, a Tennessee limited liability company, by deed from The Sarah E. Holsey Living Trust dated April 18th, 2023, dated 04/18/2023, dated date 06/16/2025 and recorded 06/30/2025 in Instrument Number 20250630-0051019, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Sarah E. Holsey, as Trustee of the Sarah E. Holsey Living Trust dtd 4/18/23, by Quitclaim Deed from Sarah E. Holsey, dated 04/18/2023 and recorded on 05/01/2023, of record in Instrument No. 20230501-0031716, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 3238 Leawood Drive, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR BASELINE CAPITAL GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY to PETER BREAM, JR. FOR THE TRANSFER OF PROPERTY LOCATED AT 3238 LEAWOOD DRIVE, NASHVILLE, TN 37218.]

Witness our/my hand on the 30th day of April, 2026.

Baseline Capital Group LLC, a Tennessee limited liability company

BY: _____
Anthony Seravino, Member

BY: _____
Daniel Batiz, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the of , and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of by himself/herself as .

Witness my hand and official seal this 30th day of April, 2026.

_____
Notary Public
My Commission Expires: 7-14-2027

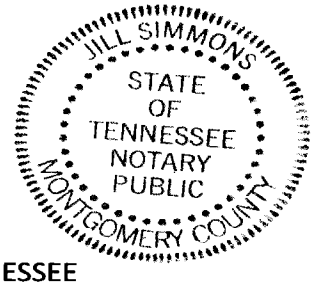
JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Anthony Seravino, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member, and is authorized to execute the foregoing instrument for the purposes therein contained, by signing the name of by himself/herself as Member of Baseline Capital Group LLC.

Witness my hand and official seal this 30th day of April, 2026.



Notary Public

My Commission Expires: 7-14-2027

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Daniel Batiz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member, and is authorized to execute the foregoing instrument for the purposes therein contained, by signing the name of by himself/herself as Member of Baseline Capital Group LLC.

Witness my hand and official seal this 30th day of April, 2026.



Notary Public

My Commission Expires: 7-14-2027

Tennessee Certification of Electronic Document

I, **Jami K. Averwater,** 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 04/30/2026 (date of document).

Jami K Averwater

Affiant Signature

04/30/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30th day of April, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

MELODY CARR
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
06/17/2029
COUNTY OF DEKALB