WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 02-05-30 (AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch # 1415166 DEEDWARR
05/04/2026 10:30:29 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20260504-0039375

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard Shepas	SAME AS NEW OWNER	
(NAME)	(NAME)	**072-05-0U-001.00-CO**
983 Dozier Place #1		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SMALL GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD SHEPAS, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 of Homes at Trinity and Dozier, A Horizontal Property Regime With Private Elements, established by the Declaration of Covenants, Conditions and Restriction at Instrument No. 20231006-0078686, in the Register's Office for Davidson County, Tennessee, and shown in Exhibit "C" of said Declaration to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Small Group, LLC, a Tennessee limited liability company by Warranty Deed from Alpine Park GP, dated February 17, 2021 and recorded February 22, 2021 in Instrument No. 20210222-0021432, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Small Group, LLC, a Tennessee limited liability company by Quitclaim Deed from Small Group, LLC, a Tennessee limited liability company, dated July 31, 2023 and recorded August 02, 2023 in Instrument No. 20230802-0059727, Register's Office of Davidson County, Tennessee (for the purpose of combining parcels into one).

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Any County and/or City taxes unavailable for verification, along with any penalties, interest, and/or court costs.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 69, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20231006-0078686 and Attorney's Certificate is recorded in Instrument Number 20231016-0080779, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville Book 4551, Page 741, Register's Office of Davidson County, Tennessee.
- Easements set out in deed of record in Instrument Number 20201203-0140777, Register's Office of Davidson County, Tennessee.
- Declaration of restrictions for stormwater in Instrument Number 20220222-0019816, Instrument Number 20220322-0032871 and Instrument Number 20221216-0130325, Register's Office of Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way to Metropolitan Government of Nashville in Instrument Number 20230927-0075686, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **983 Dozier Place #1, Nashville, Tennessee 37216**.

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 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 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/our hand(s) this the 30th DAY OF APRIL, 2026.

Small Group, LLC

BY: _____
William F. Snyder
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM F. SNYDER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of SMALL GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212