Karen Johnson Davidson County
Batch# 1415426 DEEDWARR
05/04/2026 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20260504-0039836

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 3908-02-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Affiant Subscribed and sworn to before me this 30th day of April, 2026. Notary Public My Commission Expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Three Little Birds Inv, LLC Gardwill LLC 1200 Shiloh Drive Nashville, TN 37205	Three Little Birds Inv. LLC And Gardwill, LLC 949 Bordeaux Place Nashville, TN 37207	Map and Parcel No.: 102 14 0 071.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Bailey W. Settle and wife, Holly N. Settle (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Three Little Birds Inv, LLC, a Tennessee limited liability company, and Gardwill LLC, a Tennessee limited liability company (collectively, "Grantees"), Grantees' successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1200 Shiloh Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, Grantees' successors and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to Grantees, their successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 30th day of April, 2026.

GRANTORS:

Bailey W. Settle

Holly N. Settle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bailey W. Settle and Holly N. Settle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2026.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

EXHIBIT "A"

Situated in Davidson County, Tennessee, being Lot No. 117 on the plan of SECTION II, CREST MEADE of record in Plat Book 2331, Page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Bailey W. Settle and wife, Holly N. Settle, by Warranty Deed from Mary Gower Garland a/k/a Mary Louise Gower Garland, by and through June Marie Gilmore, Attorney in Fact, of record in Instrument No. 20120904-0079228, in the Register's Office of Davidson County, Tennessee, dated August 30, 2012, and recorded on September 04, 2012.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION II, CREST MEADE, as recorded in Plat Book 2331, Page(s) 152.
6. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2602, Page 129.

I, Andy Maloney, 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 4/30/2026 (date of document).

Affiant Signature
Date 4/30/2026

State of Tennessee
County of Williamson

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

Notary's Signature
MY COMMISSION EXPIRES: 2/2/2030

LINDA M. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

202605040039836