Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd., Suite 130
[illegible]

Karen Johnson Davidson County
Batch # 1416768 DEEDWARR
05/06/2026 12:52:40 PM 4 pgs
Fees: $23.00 Taxes: $2,960.00
20260506-0040832

WARRANTY DEED

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-07-2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0507

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
JGP Achiever Infill LLC	JGP Achiever Infill LLC	117 05 202.00 and 117 05 0 203.00
(NAME)	(NAME)	
3811 Bedford Ave, ste 204	3811 Bedford Ave, ste 204	
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Thousand And No/100 Dollars ($800,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARK ONE DEVELOPMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JGP ACHIEVER INFILL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE AND IS DESCRIBED AS FOLLOWS:

Tract 1

Land in Davidson County, Tennessee, being Lot No. 40 and the Southerly 10 feet of Lot No. 39, Block B, on the Plan of Revised Plan of the Life and Casualty Insurance Company's Subdivision of Woodmont Acres of record in Plat Book 843, Page 102, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 41 and 42 on the Plan of Revised Plan of the Life and Casualty Insurance Company's Subdivision of Woodmont Acres of record in Plat Book 843, Page 102, 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 Mark One Development LLC, a Tennessee limited liability company by Warranty Deed from James M. Hatchett and Joyce Boland Guthery of record in Instrument No. 20231122-0091009 Register's Office for Davidson County, Tennessee, dated November 20, 2023 and recorded on November 22, 2023.

Being a portion of the same property conveyed to Mark One Development LLC, a Tennessee limited liability company by Quit Claim Deed from Mark One Development LLC, a Tennessee limited liability company of record in Instrument No. 20240131-0006927 Register's Office for Davidson County, Tennessee, dated January 31, 2024 and recorded on January 31, 2024. (As to Tract 1)

Being a portion of the same property conveyed to Mark One Development LLC, a Tennessee limited liability company by Quit Claim Deed from Mark One Development LLC, a Tennessee limited liability company of record in Instrument No. 20240131-0006928 Register's Office for Davidson County, Tennessee, dated January 31, 2024 and recorded on January 31, 2024. (As to Tract 2)

unimproved ☐
This is improved ☑ property, known as 3506 Foxhall Road, Nashville, TN 37215
3508 Foxhall Road, Nashville, TN 37215
(House No.) (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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

Witness our hands this 23 day of April, 2026.

Mark One Development LLC, a California Limited Liability Company

BY: _____
Mark Steven Milz
Sole Member

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Mark Steven Milz, 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 Sole Member of Mark One Development LLC, a California Limited Liability Company, the within named bargainor, a limited liability company, and that [s]he as such Sole Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself [herself] as Sole Member.
Witness my hand and seal, this _____ day of _____, 20_____.

_____
Notary Public

My Commission Expires: _____

See Attached

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of CONTRA COSTA }

On April 23, 2026 before me, LAURA JAN DAMONTE, NOTARY PUBLIC
Date *Here Insert Name and Title of the Officer*

personally appeared MARK STEVEN MILZ
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LAURA JAN DAMONTE
Notary Public - California
Contra Costa County
Commission # 2525653
My Comm. Expires Jul 29, 2029

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: WARRANTY DEED
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: MARK STEVEN MILZ	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☒ Other: SOLE MEMBER	☐ Other: _____
Signer is Representing: MARIE ONE DEVELOPMENT, LLC	Signer is Representing: _____

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