BOX 10-A

WARRANTY DEED

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES 02/03/2030

W-BC-26-2404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2026.

M. L Schodroski
Notary Public

MY COMMISSION EXPIRES: 02/03/2026
(AFFIX SEAL)

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)
EPG Development LLC	Same As Owner	
(NAME)	(NAME)	**072-13-0-154.00**
1770 Forsyth Park Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **MIKE URQUHART, CONSERVATOR FOR DONALD COLLINS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EPG DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

A Certain Tract or Parcel of Land in Davidson county, State of Tennessee, Described as Follows To-Wit

Being Lot No. 108, on the the Map showing the Revision of part of Trevecca Subdivision, of record in Plat Book 421, Page 169, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Donald Collins, unmarried by Warranty Deed from William A Reed and wife, Shirley S Reed of record in Book 8638, Page 160, Register's Office for Davidson County, Tennessee, dated May 28, 1992 and recorded on June 01, 1992.

Mike Urquhart, Conservator for Donald Collins by Letters of Limited Conservatorship over the property only of record in Circuit Court of Davidson County, Tennessee, Docket No. 25P437.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 421, Page 169, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2404 Brasher Ave, Nashville, Tennessee 37206**.

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.

Karen Johnson Davidson County
Batch # 1418673 DEEDWARR
05/11/2026 10:48:41 AM 2 pgs
Fees: $13.00 Taxes: $902.80
20260511-0042182

Witness my/our hand(s) this the 6th DAY OF MAY, 2026.

Mike Urquhart, Conservator for Donald Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE URQUHART, CONSERVATOR for DONALD COLLINS to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of DONALD COLLINS, and acknowledged that he executed the same as their free act and deed and for the purposes described herein.

Witness my hand and official seal, this the 6 of MAY, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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