This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

Actual consideration or value, whichever is greater is $1,000,000.00.

Affiant

Subscribed and sworn before me this the 12th day of March, 2026.

Notary Public
My commission expires:

CALLIE HODGES
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Karen Johnson
Batch # 1419784
05/13/2026 10:07:30 AM
Fees: $13.00 Taxes: $3,700.00

Davidson County
DEEDWARR
2 pgs

20260513-0042943

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Douglas Randall Bates 630 W. Iris Dr. Nashville, TN 37204	Same as new owner	118-07-0 122.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRADYS INFINITE SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DOUGLAS RANDALL BATES, AN UNMARRIED INDIVIDUAL, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 of Block B on the Plan of Berry Hill Gardens of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bradys Infinite Solutions LLC, by Quitclaim Deed from Invest Holdings LLC, dated 8/28/2023 and recorded 8/28/2023 in Instrument No. 20230828-0067266, in the Register's Office of Davidson County, Tennessee.

Deed of Correction and Quitclaim Deed recorded 05/08/206 in Instrument No. 2026508-0041688 correcting Grantor's name to been Invest Holdings LLC, a Tennessee Limited Liability Company and Grantee's name to Bradys Infinite Solutions LLC, a Tennessee Limited Liability Company.

Also being the same property previously conveyed to Invest Holdings LLC, a Tennessee Limited Liability Company, by Warranty Deed from Osteen & Casteel, LLC, a Tennessee Limited Liability Company, dated 4/29/2022 and recorded 5/5/2022 in Instrument No. 20220505-0052072, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 630 W. Iris Dr., Nashville, TN 37204.

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 heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

8.3.

Witness my hand this the 12th day of ~~March~~ May, 2026.

Bradys Infinite Solutions, LLC. a Tennessee Limited Liability Company

BY: _____
Steven Brady, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Steven Brady, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, Bradys Infinite Solutions, LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of Bradys Infinite Solutions, LLC by the said Steven Brady as such MEMBER.

Witness my hand and official seal this 12th day of ~~March~~ May, 2026.

My commission expires:
9-7-26

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY