This instrument prepared by:
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-8607-AJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,060,000.00.

Kirsten Virden
Affiant

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

Rachel Marie Collins
Notary Public
My Commission Expires: 3.21.2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
Elliott Revival Stratford LLC 117 Halswelle Drive Franklin, TN 37064	New Owner	072-04-0-119

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **BFH Enterprises LLC, a Tennessee limited liability company** ("Grantor"), transfers and conveys unto **Elliott Revival Stratford LLC, a Tennessee limited liability company** ("Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being the Easterly 10 feet of Lot No. 1 and all of Lot Nos. 2 and 3 of Block "D", on the Map of Inglewood Golf Club Subdivision, as of record in Book 843, Page 65, Register's Office for Davidson County, Tennessee.

Said Lots 2 and 3 and part of Lot 1 adjoin and front together 120 feet on the Southerly side of Shelton Avenue and runs back between parallel lines and along the Easterly margin of Stratford Avenue, 200 feet to a dead line.

Being all of the property conveyed to BFH Enterprises, LLC, by deed from Ryan Hooper, Brad Bars and Harold Fisher, of record in Instrument No. 20220630-0075974, Register's Office for Davidson County, Tennessee, dated June 29, 2022 and recorded on June 30, 2022.

This is improved property located at: **1601 Stratford Avenue, Nashville, TN 37216.**

This conveyance is made subject to 1) property taxes for the year 2026, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, its heirs and assigns forever; and we do covenant with the said Grantee 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, its heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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# 1420820 DEEDWARR
05/14/2026 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $3,922.00
20260514-0043540

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of May, 2026.

GRANTOR:

BFH Enterprises LLC,
a Tennessee limited liability company

By: Ryan Hooper
Its: Member and Authorized Agent

By: Hal (Harold) Fisher
Its: Member and Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ryan Hooper and Hal (Harold) Fisher, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Members and Authorized Agents for BFH Enterprises LLC, the maker, and are authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of May, 2026.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/2029

I, Kirsten Virden, 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 05/12/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 05/12/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of May, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM