WARRANTY DEED

Karen Johnson Davidson County
Batch# 1420896 DEEDWARR
05/14/2026 03:35:30 PM 4 pgs
Fees: $23.00 Taxes: $3,145.00
20260514-0043633

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 ME ON 4TH DAY OF MAY, 2026.

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-14-2027

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.: 260426

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
JP Investment Group LLC, a Tennessee limited liability company 1535 W Northfield Blvd Suite 17 Murfreesboro, TN 37129	Same as new owner	174 00 0 036.00

For and in consideration of the sum of Eight Hundred Fifty Thousand And 0/100 ($850,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

BNA BUILD, INC. A TENNESSEE CORPORATION

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

JP INVESTMENT GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEGINNING in the center of Old Franklin Road, which point is 1883.20 feet, more or less, East of the center of the intersection of Old Franklin Road and Cane Ridge Road; thence South 06 degrees 18 minutes West 500.95 feet to a point; thence South 88 degrees 51 minutes East 163 feet to a point. Said point being the Southeast corner of said property and the common corner of the grantor and Lula C. Hunter, according to a survey of Donald R.

Carver, Surveyor, dated April 6, 1976; Thence in a Northerly direction along the boundary line of the grantors' and Hunter's boundary line (a fence in 1976) to the center of Old Franklin Road, approximately 600 feet, more or less; thence Westerly along the center of Old Franklin Road, 275 feet, more or less, to the point of beginning.

Being the same property conveyed to Arnold Homes, LLC, by Warranty Deed from Gerald Bonds of record in Instrument No. 20191202-0123804, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Yum, by quitclaim deed of Arnold Homes, LLC, a Tennessee limited liability company of record in Instrument #20260225-0015099, Register's Office, Davidson County, TN dated January 22, 2026, recorded February 25, 2026.

Being the same property conveyed to BNA Build, Inc., by Quit Claim Deed from Charles Yum, dated 3/25/2026 and dated 3/26/2026 in Instrument No. 20260326-0023975, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 3142 Old Franklin Road, Antioch, TN 37013.

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/or 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/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR BNA BUILD, INC. A TENNESSEE CORPORATION to JP INVESTMENT GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY FOR THE TRANSFER OF PROPERTY LOCATED AT 3142 OLD FRANKLIN ROAD, ANTIOCH, TN 37013.]

Witness our/my hand on the 4th day of May, 2026.

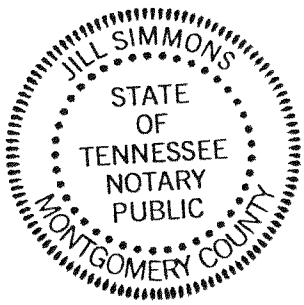
BNA Build Inc.

BY: _____
Hanna Yum, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Hanna Yum, 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 Managing Member of BNA Build Inc., a Tennessee corporation, and is authorized to execute the foregoing instrument for the purposes therein contained, by signing the name of by himself/herself as Managing Member of BNA Build Inc., a Tennessee corporation.

Witness my hand and official seal this 4th day of May, 2026.



_____
Notary Public
My Commission Expires: 5-4-2026

Certificate of Authenticity

I, Kimberly Hollingshead, do hereby make oath that I am a licensed attorney and/or 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 5/4/2026.

Kimberly Hollingshead

Date: 5/4/2026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared KIMBERLY HOLLINGSHEAD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of May, 2026.

JASON M. COLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11/5/29