WARRANTY DEED

Karen Johnson Davidson County
Batch# 1424651 DEEDWARR
05/22/2026 01:08:30 PM 5 pgs
Fees: $28.00 Taxes: $8,639.50
20260522-0047096

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$2,335,000.00.**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 11TH DAY OF MAY, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/17/27

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.: 300326

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
7678 Sawyer Brown Trust 7678 Sawyer Brown Road Nashville, TN 37209	New Owner	128 00 0 056.00

For and in consideration of the sum of Two Million Three Hundred Thirty-Five Thousand And 0/100 ($2,335,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

7678 SB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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

RONALD L. BROWN, II, TRUSTEE, OF THE 7678 SAWYER BROWN TRUST

, 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 AT A 5/8-INCH CAPPED IRON ROD NEW "DALE & ASSOCIATES" IN THE EASTERN MARGIN OF SAWYER BROWN ROAD AND 25 FEET FROM THE CENTERLINE OF SAME; SAID ROD LYING APPROXIMATELY SOUTH 23 DEGREES, 13 MINUTES WEST, 294.5 FEET FROM THE CENTERLINE INTERSECTION OF SAWYER BROWN ROAD AND WILLIAMSPORT COURT, LOCATED

AT TENNESSEE STATE PLANE COORDINATES NORTH: 644,644.45 FEET AND EAST: 1,693,275.41 FEET, NAD83(2011), U.S. SURVEY FEET, AND BEING THE SOUTHWESTERN CORNER OF THE BENJAMIN GRAY NORWOOD AND ALEXANDRA SCHMITT NORWOOD PROPERTY, INSTRUMENT NUMBER 20201027-0124356, REGISTER'S OFFICE OF DAVIDSON COUNTY (HEREINAFTER RODC), BEING LOT 1 OF THE FINAL PLAT OF SUBDIVISION OF THE JOHN HILL PROPERTY, INSTRUMENT NUMBER 20161228-0136432, RODC; THENCE LEAVING SAID SAWYER BROWN ROAD AND ALONG THE SOUTHERN BOUNDARY OF SAID NORWOOD PROPERTY, SOUTH 62 DEGREES, 23 MINUTES, 44 SECONDS EAST, 582.75 FEET TO A 5/8-INCH CAPPED IRON ROD OLD "DALE & ASSOCIATES" IN THE WESTERN BOUNDARY OF LOT 10, WILLIAMSPORT SUBDIVISION, SECTION ONE, PLAT BOOK 7900, PAGE 629, RODC; THENCE ALONG THE SOUTHWESTERN BOUNDARY OF SAID LOT 10 IN PART AND CONTINUING ALONG THE SOUTHWESTERN BOUNDARIES OF LOT 11 THROUGH 16 IN SAID SUBDIVISION, SOUTH 36 DEGREES, 57 MINUTES, 07 SECONDS EAST, 348.57 FEET TO A 5/8-INCH CAPPED IRON ROD OLD "DALE & ASSOCIATES" IN THE WESTERN BOUNDARY OF SAID LOT 16; THENCE ALONG THE WESTERN BOUNDARY OF SAID LOT 16 IN PART AND CONTINUING ALONG THE WESTERN BOUNDARY OF LOT 17 OF THE RESUBDIVISION OF LOTS 17 AND 18 WILLIAMSPORT SUBDIVISION, SECTION ONE, PLAT BOOK 8250, PAGE 335, RODC, SOUTH 30 DEGREES 03 MINUTES 08 SECONDS WEST, 66.00 FEET TO A 5/8-INCH IRON ROD OLD IN THE WESTERN BOUNDARY OF SAID LOT 17; THENCE ALONG THE SOUTHWESTERN BOUNDARY OF SAID LOT 17 IN PART AND CONTINUING ALONG THE SOUTHWESTERN BOUNDARY OF LOT 18 OF SAID RESUBDIVISION AND ALONG THE SOUTHWESTERN BOUNDARY OF LOT 19 OF THE AFOREMENTIONED WILLIAMSPORT SUBDIVISION SECTION ONE, SOUTH 40 DEGREES, 31 MINUTES, 05 SECONDS EAST, 123.21 FEET TO A 5/8-INCH CAPPED IRON ROD OLD "DALE & ASSOCIATES" IN THE WESTERN BOUNDARY OF SAID LOT 19; THENCE LEAVING THE SOUTHWESTERN BOUNDARY OF SAID LOT 19 AND ALONG A PARTITION LINE, NORTH 74 DEGREES 33 MINUTES 45 SECONDS WEST, 724.54 FEET TO A 5/8-INCH CAPPED IRON ROD OLD "DALE & ASSOCIATES" AT THE SOUTHEASTERN CORNER OF THE O.I.C. HOMES AT 7676 SAWYER BROWN ROAD PROPERTY, INSTRUMENT NUMBER 20220329-0036442, RODC; THENCE ALONG THE EASTERN BOUNDARY OF SAME, NORTH 04 DEGREES, 38 MINUTES, 50 SECONDS EAST, 167.19 FEET TO A 1/2-INCH IRON ROD OLD AT THE NORTHEASTERN CORNER OF SAID O.I.C. HOMES AT 7676 SAWYER BROWN ROAD PROPERTY AND THE SOUTHEASTERN CORNER OF THE 7662 SAWYER BROWN ROAD PROPERTY, INSTRUMENT NUMBER 20210826-0115561, RODC; THENCE ALONG THE EASTERN BOUNDARY OF SAID O.I.C. HOMES AT 7662 SAWYER BROWN ROAD PROPERTY, NORTH 29 DEGREES, 16 MINUTES, 07 SECONDS EAST, 108.33 FEET TO A 5/8-INCH IRON ROD OLD AT THE NORTHEASTERN CORNER OF SAID O.I.C. 7662 SAWYER BROWN ROAD PROPERTY; THENCE ALONG THE NORTHERN BOUNDARY OF SAME, NORTH 62 DEGREES, 23 MINUTES, 44 SECONDS WEST, 225.10 FEET TO A 5/8-INCH CAPPED IRON ROD OLD "DALE & ASSOCIATES" IN THE EASTERN MARGIN OF THE AFOREMENTIONED SAWYER BROWN ROAD, SAID ROD LYING THE ARC OF A CIRCULAR CURVE HAVING A RADIUS OF 1,216.90 FEET AND BEING CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 152.78 FEET (CHORD: NORTH 22 DEGREES, 29 MINUTES, 51 SECONDS EAST, 152.68 FEET) TO THE POINT OF BEGINNING, CONTAINING 5.645 ACRES, OR 245,881 SQUARE FEET, MORE OR LESS, AND IS A PORTION OF THE 7678 SB LLC PROPERTY, INSTRUMENT NUMBER 20260220-0013785, REGISTER'S OFFICE DAVIDSON COUNTY, AS SHOWN ON THE FINAL PLAT OF SUBDIVISION OF THE JOHN HILL PROPERTY, INSTRUMENT NUMBER 20161228-0136432, RODC.

LEGAL DESCRIPTION WAS PREPARED UNDER THE DIRECTION OF JAMES E. CAMPBELL, II, TENNESSEE REGISTERED LAND SURVEYOR NUMBER 1682, OF DALE AND ASSOCIATES, ON MAY 6, 2026.

BEING THE SAME PROPERTY CONVEYED TO 7678 SB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM GUERRIER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED FEBRUARY 13, 2026, RECORDED ON FEBRUARY 20, 2026, OF RECORD IN INSTRUMENT NUMBER t20260220-0013785, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND ALSO BEING THE SAME PROPERTY CONVEYED TO GUERRIER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM SHAHID A. CHOUDHURY AND SHAHANA A. CHOUDHURY, HUSBAND AND WIFE, DATED MAY 17, 2024, RECORDED ON MAY 20, 2024, OF RECORD IN INSTRUMENT NUMBER 20240520-0037458, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND ALSO BEING THE SAME PROPERTY CONVEYED TO HAHID A. CHOUDHURY AND SHAHANA A. CHOUDHURY, HUSBAND AND WIFE, BY WARRANTY DEED FROM JOHN ROBERT HILL, UNMARRIED, DATED AUGUST 25, 2016, RECORDED ON AUGUST 25, 2016, OF RECORD IN INSTRUMENT NUMBER 20160825-0089233, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 unimproved property known as 7678 Sawyer Brown Road, Nashville, TN 37209.

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 7678 SB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY to 7678 SAWYER BROWN TRUST, TTE RONALD L. BROWN II FOR THE TRANSFER OF PROPERTY LOCATED AT 7678 SAWYER BROWN ROAD, NASHVILLE, TN 37209.]

Witness our/my hand on the 11th day of May, 2026.

7678 SB, LLC, a Tennessee limited liability company

By: Rachelle Oser
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Rachele Oser, 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 Authorized Agent of 7678 SB, LLC, a Tennessee limited liability company, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of 7678 SB, LLC, a Tennessee limited liability company, by himself/herself as Authorized Agent.

Witness my hand and official seal this 20th day of May, 2026.



Notary Public
My Commission Expires: 2/17/2

True Copy Certification

I, Yvette Meldrum, 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 May 11, 2026.

Signature

May 11, 2026

State of Tennessee
County of Williamson,
Sworn to and subscribed before me this 11th day of May, 2026.

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY