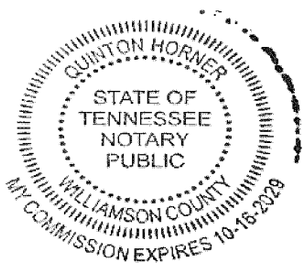
Karen Johnson Davidson County
Batch# 1427972 DEEDWARR
06/04/2026 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $21,367.50
20260604-0050558

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $5,775,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of May, 2026. Notary Public My commission expires: 10/16/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Youngs Lane LLC	New Owner(s)	070-08-0-224.00
5115 Maryland Way		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **82 YOUNGS LANE LLC, A WYOMING LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YOUNGS LANE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Block "E" on the Map of Haynie's Addition to Free Silver Plan of record in Plat Book 161, Page 83, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a low water mark on Cumberland River, at the Southeast corner of Block "E" and in the center of a branch or ravine, and runs thence with the center of said branch, North 19 degrees East 90 feet, North 52 1/2 degrees West 165 feet, North 60 1/2 degrees East 113 feet, North 2 degrees East 80 feet; North 42 1/2 degrees East 195 feet, South 78 degrees East 100 feet; thence leaving said branch and running South 1 1/2 degrees East 576 feet to the low water mark on Cumberland River; thence with the same Westerly 373 feet to the point of beginning, containing 4 acres, more or less.

Being the same property conveyed to Lauryl Hanna Pate Chalfin by Warranty Deed from Joyce Acklen, an unmarried woman of record in Instrument No. 20211005-0133885 Register's Office for Davidson County, Tennessee, dated September 22, 2021 and recorded on October 05, 2021.

Being the same property conveyed to 82 Youngs Lane, LLC, a Wyoming limited liability company by Quitclaim Deed from Lauryl Hanna Pate Chalfin of record in Instrument No. 20230914-0072159 Register's Office for Davidson County, Tennessee, dated August 17, 2023 and recorded on September 14, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 820 Youngs Lane, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of May, 2026.

82 Youngs Lane LLC,
a Wyoming limited liability company

By: Lauryl Pate Chalfin
Lauryl Pate Chalfin,
Manager

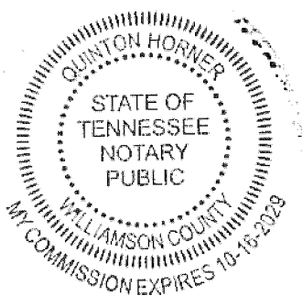
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lauryl Pate Chalfin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Manager of 82 Youngs Lane LLC, a Wyoming limited liability company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 22nd day of May, 2026.

Notary Public

My Commission Expires: 10/16/29



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 22. 2026

Affiant Signature

2nd day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

