RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1428226 DEEDWARR
06/05/2026 11:13:41 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20260605-0050890

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm. Expires May 28, 2029 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oathgate Capital LLC	Same as New Owner	
(NAME)	(NAME)	
811 Stockell St		082-04-0-224.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **37206 PATTERSON PROJECT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OATHGATE CAPITAL LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 93 on the Map of Thornby Place, as of record in Book 332, Page 3, Register's Office for said County.

Said Lot No. 93 fronts 50 feet on the northerly side of Carter Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James Patterson, a single person by Warranty Deed from Horace Norman, a single person of record in Book 11565, Page 120, Register's Office for Davidson County, Tennessee, dated July 07, 1999 and recorded on July 08, 1999.

Being a portion of the same property conveyed to Sam Davis Patterson by Quitclaim Deed from Tammie Patterson of record in Instrument No. 20250224-0013597 Register's Office for Davidson County, Tennessee, dated February 20, 2025 and recorded on February 24, 2025.

Being a portion of the same property conveyed to Sam Davis Patterson by Quitclaim Deed from James Walter Patterson of record in Instrument No. 20250224-0013598 Register's Office for Davidson County, Tennessee, dated February 20, 2025 and recorded on February 24, 2025.

Being the same property conveyed to James Walter Patterson by Quitclaim Deed from Sam Davis Patterson of record in Instrument No. 20250515-0038437 Register's Office for Davidson County, Tennessee, dated May 15, 2025 and recorded on May 15, 2025.

Being the same property conveyed to Donati Development, LLC, a Tennessee limited liability company and 37206 Patterson Project, LLC, a Tennessee limited liability company by Quitclaim Deed from James Walter Patterson of record in Instrument No. 20250603-0043408 Register's Office for Davidson County, Tennessee, dated May 30, 2025 and recorded on June 03, 2025.

Being a portion of the same property conveyed to 37206 Patterson Project, LLC, a Tennessee limited liability company by Quitclaim Deed from Donati Development, LLC, a Tennessee limited liability company of record in Instrument No. 20260327-0024527 Register's Office for Davidson County, Tennessee, dated March 16, 2026 and recorded on March 27, 2026.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 873 Carter St, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness my hand this 4th day of June, 2026

37206 PATTERSON PROJECT, LLC

BY: _____

JAMES PATTERSON, MEMBER

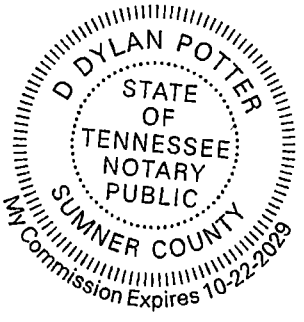
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared James Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of 37206 Patterson Project, LLC, and that he as such Member of 37206 Patterson Project, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of 37206 Patterson Project, LLC.

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

Commission expires:



_____
Notary Public

JW2026-673