WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 02-05-30

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

Karen Johnson
Batch # 1428239
06/05/2026 11:43:47 AM
Fees: $33.00 Taxes: $1,720.50
20260605-0050913

Davidson County
DEEDWARR
6 pgs

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wright's Investment Group LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
3215 Hwy 100		**105-04-1A-001.00-CO** **105-04-1A-002.00-CO** **105-04-1A-003.00-CO** **105-04-1A-004.00-CO**
(ADDRESS)	(ADDRESS)	
Centerville, TN 37033		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HUMMINGBIRD INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND BRIAN MUSSER AND PMC PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WRIGHT'S INVESTMENT GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

PROPERTY 1:(32 A N Hill St.)

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Thirtytwo North Hill Street , a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction in Instrument Number 20211230-0171811, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

PROPERTY 2:(32 B N Hill St.)

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Thirtytwo North Hill Street , a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction in Instrument Number 20211230-0171811, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

PROPERTY 3:(32 C N Hill St.)

Land in Davidson County, Tennessee, being Unit No. C on the Plan of Thirtytwo North Hill Street , a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction in Instrument Number 20211230-0171811, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

PROPERTY 4:(32 D N Hill St.)

Land in Davidson County, Tennessee, being Unit No. D on the Plan of Thirtytwo North Hill Street , a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction in Instrument Number 20211230-0171811, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

PROPERTY 1:(32 A N Hill St.)
Being a portion of the same property conveyed to Hummingbird Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from John L. Sales, Jr., Walker Sales, Dora Ragland, Velma M. Foster, Annie Jesnette Radford, David Sales, Theodore Sales, Eacil Sales, Eura Sales, Mildred Turner, James

Sales, Yolanda Brown, Ronnie Sales, Ricky Sales, Milton Antwan Sales, KeShawna Sales, Keithia Sales, Shirley Edmondson, Willie Sales, Michael Sales, Antonn Andrews, Yolanda Elam, Tracey Sales, Stacy Sales, Felix Sales, III and Cassandra Wilson Sales, as the heirs at law of Annie Sales and John L. Sales, Jr. of record in Instrument No. 20211215-0165733 Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on December 15, 2021.

PROPERTY 2:(32 B N Hill St.)
Being the same property conveyed to Brian Musser by Quitclaim Deed from BM Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20241211-0096076 Register's Office for Davidson County, Tennessee, dated December 10, 2024 and recorded on December 11, 2024.

PROPERTY 3:(32 C N Hill St.)
Being the same property conveyed to PMC Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Emerald Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250818-0065770 Register's Office for Davidson County, Tennessee, dated August 14, 2025 and recorded on August 18, 2025.

PROPERTY 4:(32 D N Hill St.)
Being the same property conveyed to PMC Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from SFL, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250818-0065771 Register's Office for Davidson County, Tennessee, dated August 14, 2025 and recorded on August 18, 2025.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 21, Page 116, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20211230-0171811, Register's Office for Davidson County, Tennessee.
- Charter of the Thirtytwo North Hill Street Homeowners' Association, Inc. of record in Instrument Number 20220208-0014518, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **32 A N Hill St, 32 B N Hill St, 32 C N Hill St, 32 D N Hill St, Nashville, Tennessee 37210**.

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 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 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/our hand(s) this the 28th DAY OF MAY, 2026.

As to Property 1:

Hummingbird Investments LLC

BY: _____
Joshua Hellmer
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA HELLMER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of HUMMINGBIRD INVESTMENTS LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of May, 2026.

_____
Notary Public
My Commission Expires: 11/8/2027
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my/our hand(s) this the 28th DAY OF MAY, 2026.

As to Property 2:

Brian Musser

Brian Musser

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MUSSER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of May, 2026.

William T. Grones

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication technology

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

Witness my/our hand(s) this the 28th DAY OF MAY, 2026.

As to Property 3 & 4:

PMC Properties, LLC

BY: _____
Parker McCracken
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PARKER MCCRACKEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of PMC PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of May, 2026.

_____
Notary Public
My Commission Expires: 03/09/2027
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 5/28/26.

Date

Affiant Signature

6/2/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of June, 20 26.

Notary's Signature

My Commission Expires: 6/8/28
Date

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Notary's Seal (if on paper)