BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1429708 DEEDWARR
06/09/2026 10:13:30 AM 2 pgs
Fees: $13.00 Taxes: $7,030.00
20260609-0051870

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$1,900,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Dreaminc., a Tennessee Corporation	NEW OWNER	
(NAME) 1111 12th Avenue South	(NAME)	103 14 0 072.00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **WE, RITA GAY BATES AND TAMMY LYNN JACKSON, AS CO-TRUSTEES, OF THE BATES AND JACKSON JOINT REVOCABLE LIVING TRUST, DATED JANUARY 29, 2015**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DREAMINC., A TENNESSEE CORPORATION**, 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 the Westerly 50 feet of Lot No. 6 and the Easterly 125 feet of Lot No. 7 of Block "E", on the Map of Blocks "B", "D", and "E", Hillwood Estates, not of record; and being more particularly described according to a survey by Z. J. Wilkinson, Surveyor, dated May 4, 1938, as follows:

Beginning on the Southerly margin of Hillwood Drive at the Northeast corner of the property conveyed to J. B. Hibbitts, Jr., and wife, by deed from Edwin W. Bleier and wife, of record in Book 1422, Page 311, Register's Office for said County; thence with said Drive, Eastwardly 175 feet; thence Southwardly 206 feet, more or less, to the Northerly line of Lot No. 19; thence with the Northerly line of Lot Nos. 19 and 18, Westwardly 175 feet to the Southeast corner of said Hibbits property; thence with said Hibbits Easterly line, Northwardly 208 feet, more or less, to the Point of Beginning.

Being the same property conveyed to Rita G. Bates and Tammy Jackson, tenants in common with rights of survivorship, by Warranty Deed from Wonnie L. Short, unmarried, of record in Instrument No. 20141117-0105838, in the Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 17, 2014.

Being the same property conveyed to Rita Gay Bates and Tammy Lynn Jackson, as Co-Trustees, or their successors, (with full power to sell, mortgage and/or convey) of The Bates and Jackson Joint Revocable Living Trust, dated January 29, 2015, by Quitclaim Deed from Rita G. Bates and Tammy Jackson, of record in Instrument No. 20150623-0060043, in the Register's Office for Davidson County, Tennessee, dated June 19, 2015 and recorded on June 23, 2015.

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 225 Hillwood Blvd, Nashville, TN 37205
(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 8th day of June, 2026

THE BATES AND JACKSON JOINT REVOCABLE LIVING TRUST, DATED JANUARY 29,2015

BY: Rita Gay Bates, Trustee

RITA GAY BATES, CO-TRUSTEE

BY: Tammy Lynn Jackson, Co-trustee

TAMMY LYNN JACKSON, CO-TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Rita Gay Bates and Tammy Lynn Jackson with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of The Bates and Jackson Joint Revocable Living Trust, dated January 29, 2015, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Co-Trustees of said Trust.

Witness my hand and official seal this 8th day of June, 2026.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 1

Notary Public

MO2026-702