BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1433661 DEEDWARR
06/16/2026 10:22:20 AM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20260616-0054305

File No. CR-25-9738

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 02/03/2026

(AFFIX SEAL)

M.R. CHODROSKI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMM. EXPIRES 02/03/2030

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title and Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Foresite Civil, LLC	Same as Owner	
(NAME) 987 Greerland Road	(NAME)	126-00-0-141.00
(ADDRESS) Nashville, TN 37204	(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, I/we, **William Ronald Travis II and wife, Shawna B. Travis**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Foresite Civil LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Parcel 141.00 on Davidson County Property Map 126-00 and being more particularly described as follows:

Beginning at an .5" Iron Rod (Old), "RLS 1444" on the easterly right-of-way of McCrory Lane, being the southwest corner of the William Ronald Travis II and wife, Shawna B. Travis property, of recorded in Instrument No. 20231121-0090642, Register's Office for Davidson County, Tennessee and being the northwest corner of the herein described tract;

Thence, leaving McCrory Lane and following the southerly boundary of said Travis property, North 79 Degrees 01 Minutes 31 Seconds East, 288.20 Feet to an .5" Iron Rod (New), "RLS 1732";
Thence, North 81 Degrees 11 Minutes 31 Seconds East, 144.48 Feet to an .5" Iron Rod (Old), "RLS 1444";
Thence, North 72 Degrees 16 Minutes 07 Seconds East, 237.00 Feet to a 24" Ash tree;
Thence, North 31 Degrees 16 Minutes 07 Seconds West, 32.08 Feet to an .5" Iron Rod (Old), "RLS 1444" in the base of a tree on the bank of the Harpeth River;
Thence, following the top of bank of the Harpeth River, South 76 Degrees 50 Minutes 29 Seconds East, 185.89 Feet to a point;
Thence, South 82 Degrees 30 Minutes 40 Seconds East, 110.24 Feet to an .5" Iron Rod (New), "RLS 1732", being the northwest corner of the property conveyed to Harperth Overlook Partners, LLC, of record in Instrument No. 20240729-0057187, Register's Office for Davidson County, Tennessee;
Thence, leaving the river and following the westerly boundary of said Harpeth Overlook Partners, LLC property, South 10 Degrees 17 Minutes 54 Seconds West, 241.42 Feet to an .5" Iron Rod (New), "RLS

**1732";
Thence, South 26 Degrees 33 Minutes 54 Seconds East, 22.36 Feet to an .5" Iron Rod (New), "RLS 1732";
Thence, South 84 Degrees 45 Minutes 48 Seconds West, 498.28 Feet to an .5" Iron Rod (New), "RLS 1732";
Thence, with a curve to the left, having a central angle of 37 Degrees 49 Minutes 51 Seconds, a radius of 169.00 Feet, an arc
length of 111.59 Feet and a chord bearing and length of South 65 Degrees 50 Minutes 53 Seconds West, 109.57 Feet to an .2" Iron
Rod (New), "RLS 1732";
Thence, South 46 Degrees 55 Minutes 59 Seconds West, 3.93 Feet to an .5" Iron Rod (New), "RLS 1732";
Thence, with a curve to the right, having a central angle of 87 Degrees 29 Minutes 46 Seconds, a radius of 18.50 Feet, an arc
length of 28.25 Feet and a chord bearing and length of North 89 Degrees 18 Minutes 23 Seconds West, 25.59 Feet to an .5" Iron
Rod (New), "RLS 1732" on the easterly right-of-way of McCrory Lane;
Thence, following the easterly right-of-way of McCrory Lane, with a curve to the left, having a central angle of 05 Degrees 23
Minutes 28 Seconds, a radius of 977.82 Feet, an arc length of 92.00 Feet and a chord bearing and length of North 48 Degrees 15
Minutes 53 Seconds West, 91.97 Feet to an Iron Rod (Old), "RLS 1444";
Thence, North 51 Degrees 12 Minutes 46 Seconds West, 11.24 Feet to an Iron Rod (Old), "RLS 1444";
Thence, North 51 Degrees 00 Minutes 33 Seconds West, 170.61 Feet to an .5" Iron Rod (Old), "RLS 1444";
Thence, with a curve to the right, having a central angle of 09 Degrees 31 Minutes 17 Seconds, a radius of 477.33 Feet, an arc
length of 79.32 Feet and a chord bearing and length of North 46 Degrees 20 Minutes 23 Seconds West, 79.23 Feet to the Point of
Beginning. Containing 217,900 square feet or 5.00 acres.**

Being a portion of the same property conveyed to William Ronald Travis II by Quitclaim deed from Robert Palmore Travis and William Ronald Travis, Co-Executors of the Estate of Minnie A. Travis of record in Book 11506, page 781, Register's Office for Davidson County, Tennessee, dated May 28, 1999 and recorded on June 02, 1999. (as to Tract 1)

Being a portion of the same property conveyed to William Ronald Travis, II and Shawna B. Travis, husband and wife, as joint tenants by Quit Claim Deed from William Ronald Travis, II and Shawna B. Travis, husband and wife of record in Instrument No. 20061113-0140292 Register's Office for Davidson County, Tennessee, dated November 01, 2006 and recorded on November 13, 2006. (as to Tract 1)

Being a portion of the same property conveyed to William Ronald Travis, II and wife, Shawna B. Travis by Quitclaim Deed from William Ronald Travis, a married person of record in Instrument No. 20240729-0057185 Register's Office for Davidson County, Tennessee, dated July 19, 2024 and recorded on July 29, 2024. (as to Tract 2)

Being a portion of the same property conveyed to William Ronald Travis, II and wife, Shawna B. Travis by Quitclaim Deed from William Ronald Travis, II and wife, Shawna B. Travis of record in Instrument No. 20240729-0057189 Register's Office for Davidson County, Tennessee, dated July 19, 2024 and recorded on July 29, 2024. (as to both tracts)

This is property more commonly known as 7934 McCrory Lane, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 11th day of June, 2026.

William Ronald Travis, II

Shawna B. Travis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of June, 2026, before me personally appeared William Ronald Travis, II, and Shawna B Travis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of June, 2026.

Notary Signature
My commission expires: 3/2/27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027