This document was prepared by
Elliot Lamson
16 Biltmore Ave. Suite #300
Asheville, NC
28801

New Owner: DRG TN LLC
Send Tax Bills To:
16 Biltmore Ave. Suite #300
Asheville, NC
28801

Karen Johnson Davidson County
Batch# 1436547 DEEDWARR
06/22/2026 12:32:30 PM 5 pgs
Fees: $28.00 Taxes: $987.42
20260622-0056007

GENERAL WARRANTY DEED

THE STATE OF TENNESSEE §
§ KNOW ALL PERSONS BY THESE PRESENTS THAT:
COUNTY OF DAVIDSON §

That, Darlene Carter, ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration to the undersigned paid by the Grantee hereinafter named, the receipt and sufficiency of which are hereby acknowledged, has granted, distributed and conveyed, and by these presents does grant, distribute and convey unto DRG TN LLC, ("Grantee"), all of Grantor's interest in the following real property (including any improvements thereon) situated in Davidson County, TENNESSEE (the "Property"):

See Exhibit A attached hereto

To have and to hold the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the Property unto Grantee and Grantee's successors and assigns; against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made by Grantor and accepted by Grantee subject to any and all easements, covenants, leases, rights-of-way, conditions, restrictions, outstanding mineral interests and royalty interests, if any, relating to the Property, to the extent, and only to the extent, that the same may still be in force and effect, and either shown of record in the office of the County Clerk of Davidson County, TENNESSEE, or that may be apparent on the Property.

EXECUTED this the 10 day of June, 2026

[SIGNATURE PAGE TO FOLLOW]

Exhibit A

Being the south 22 feet of Lot No. 3 and the northerly 39 feet of Lot No. 4 on the Plan of the Subdivision of Lot No. 40 in O.E. Hayes Plan of Large Lots, of record in Book 148, Page 433, Register's Office for Davidson County, Tennessee. Said parts of said lots adjoin and front together 61 feet on the westerly side of 15th Avenue South, and run back between parallel lines 150 feet to an alley on which they measure 61 feet.

Being the same property conveyed to Paula P. Rucker, unmarried, by Warranty Deed from James C. Hofstetter, Administrator c.t.a. of the Estate of Rostella Jordan, dated March 11, 1977, of record in Book 5125, Page 512, Register's Office for Davidson County, Tennessee, the said Paula P. Rucker having since died testate, her Last Will and Testament having been admitted to probate in Case No. 10P-397, Seventh Circuit Court for Davidson County, Tennessee (Probate Division), by Order of Probate entered March 11, 2010, whereby said property passed to Paula Jean Rucker-Edmondson as sole residuary beneficiary. Paula Jean Rucker-Edmonson died intestate, Darlene Carter is an heir, as established by Affidavit of Heirship recorded as Instrument No. 20260616-0054621

GRANTOR:

Darlene Carter

Darlene Carter

THE STATE OF FLORIDA §
§
COUNTY OF PINELLAS §

Personally appeared before me, the undersigned Notary Public of said state and county, Darlene Carter, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purposes therein contained and expressed. ☑ Physical presence ☑ Provided Fl. Driver's License 6/10/26

WITNESS my hand and seal at office, this 10 day of June, 2026.

JAN BRANDI
Notary Public - State of Florida
Commission # HH 493247
My Comm. Expires Feb 15, 2028

Jan Brandi

NOTARY PUBLIC, State of Florida

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

RE:
Davidson County Tax Map/Parcel ID: 10505008400
Darlene Carter to DRG TN LLC, General Warranty Deed, percentage transfer.
Property Address: 1405 15TH AVE S, Nashville TN 37212

I hereby swear of affirm that the actual consideration for this transfer OR the value of the property transferred, *whichever is greater*, is $266,871, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Further, it is sworn or affirmed that the subject General Warranty Deed, dated 6/10/26 is for a conveyance limited to a 33% interest in the whole property held by the Grantor.

The deed terms, including the derivation clause, is incorporated herein and adopted by reference. The Grantor therein holds, by intestate succession, that percentage interest conveyed therein.

NAME & ADDRESS of PROPERTY OWNER:
Name: DRG TN LLC
Address: 16 Biltmore Ave. Suite #300
Asheville, NC 28801

NAME/ADDRESS of PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF PROPERTY TAX:
Name: DRG TN LLC
Address: 16 Biltmore Ave. Suite #300
Asheville, NC 28801

NAME & ADDRESS OF MORTGAGOR HOLDER:
None

WITNESS MY HAND AND SEAL, this 12th day of June 2026.

Grantee-Affiant

SWORN TO AND SUBSCRIBED before me, this 12 day of JUNE 2026.

Angela A. Baker
NOTARY PUBLIC

My Commission Expires: Sept. 5, 2026

ANGELA S BAKER
Notary Public
Madison Co., North Carolina
My Commission Expires Sept. 5, 2026

Tennessee Certification of Electronic Document

I, Mae Atherton, 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 6/17/26 (date of document).

Affiant Signature

6/17/2026
Date

State of Tennessee

County of Hamilton

Sworn to and subscribed before me this 17 day of June, 2026.

Kaitlyn Pifer
Notary's Signature

MY COMMISSION EXPIRES: 01/22/29

NOTARY'S SEAL

KAITLYN PIFER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY