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# 1436552 DEEDWARR
06/22/2026 12:38:30 PM 5 pgs
Fees: $28.00 Taxes: $53.48
20260622-0056015

GENERAL WARRANTY DEED

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

That, Heather Nilan, ("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 8th day of June, 2026

[SIGNATURE PAGE TO FOLLOW]

Exhibit A

Lying in the 11th Civil District of Davidson County, Tennessee, and being five acres of land, more or less, on the north side of Due West Avenue fronting 150 feet more or less on Due West Avenue, and running back between parallel lines with the wire fence 81½ rods to the land owned by Barnett, being the north line of the property owned by N. O. Overall. Said tract of land is bounded on the north by Barnett; and on the south by Due West Avenue; and on the east by the land formerly owned by Massey, et al; and on the west by land formerly owned by Albert Robert.

LESS AND EXCEPT the following two tracts previously conveyed out:

(1) Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, December 20, 1963, beginning at a point on the northerly margin of Due West Avenue at the intersection of the northerly margin of said Avenue and the western boundary line of the property conveyed to M. A. Maxey and wife by deed from N. D. Overall and wife, of record in Book 530, Page 274, Register's Office for said County; thence north 3° 30' east 691.1 feet to the center of a creek; thence with the meanders of said creek in a northwesterly direction 175 feet, more or less; thence south 2° west 709.1 feet to the northerly margin of said Avenue; thence with same, south 86° 30" east 150 feet to the beginning, containing 2.5 acres, more or less; being the same property conveyed to William B. DeMontbreun and wife, Carole Ann DeMontbreun and Walter J. Glymp, Jr. and wife, Addie Love Glymp by deed dated January 10, 1964, of record in Book 3674, Page 534, Register's Office for Davidson County, Tennessee.

(2) Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey by Ralph W. E. Lambert, Surveyor, dated January 21, 1965, beginning at an iron pin being the northwest corner of property conveyed to Adalbert G. Dierks and wife, Harriett Dierks by deed from Oliver R. Campbell and wife Frances Campbell as of record in Book 3763, Page 620, said Register's Office; and being the northeast corner of the property herein conveyed, north 86° 30' west 172 feet to an iron pin; thence south 2° west 244.5 feet to an iron pin; thence with the meanders of a creek 176.8 feet to an iron pin; thence north 3° 30' east 325.1 feet to the point of beginning, containing 1.12 acres, more or less; being the same property conveyed to Adalbert G. Dierks and wife, Harriett Dierks by deed dated March 15, 1965, of record in Book 4340, Page 582, Register's Office for Davidson County, Tennessee.

F. C. Moore, a widower, conveyed the property to Oliver R. Campbell and wife, Frances K. Campbell by Installment Deed dated January 10, 1959 (filed as dated on the instrument), of record in Book 2929, Page 485, Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to F. C. Moore and wife, Willie Bills Moore, by deed from H. L. Patterson and wife, Allie Belle Patterson, of record in Book 739, Page 561, said Register's Office.

Oliver R. Campbell died intestate on January 12, 1994 in Davidson County, Tennessee, survived by his wife, Frances K. Campbell (a/k/a Frances L. Campbell, a/k/a Lura Frances Campbell), as the surviving tenant by the entirety. Title vested solely in Frances K. Campbell by operation of law.

Frances K. Campbell died intestate on June 21, 2000 in Davidson County, Tennessee, survived by her sole heir at law, Christine Janet Campbell Nilan, as established by the Affidavit of Heirship as to the Heirs at Law of Oliver Reed Campbell and Lura Frances Campbell, of record as Instrument No. 20110610-0044462, Register's Office for Davidson County, Tennessee. Frances K. Campbell and Lura Frances Campbell being one and the same person. Christine Janet Campbell Nilan is deceased, Heather Nilan is an heir, as established by Affidavit of Heirship recorded as Instrument No. 20260616-0054625

GRANTOR:

Heather Nilan

THE STATE OF TENNESSEE §
§
COUNTY OF SUMNER §

Personally appeared before me, the undersigned Notary Public of said state and county, HEATHER NILAN, 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.

WITNESS my hand and seal at office, this 8TH day of JUNE, 2026.

KANDES J. DUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

NOTARY PUBLIC, State of Tennessee

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

RE:
Davidson County Tax Map/Parcel ID: 05100000900
Heather Nilan to DRG TN LLC, General Warranty Deed, percentage transfer.
Property Address: 0 Due West Ave, Madison TN 37115

I hereby swear of affirm that the actual consideration for this transfer OR the value of the property transferred, *whichever is greater*, is $14,454, 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 6/8/26 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

6/17/26
Date

State of Tennessee

County of Hamilton

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

Kaitlyn Ryker
Notary's Signature

MY COMMISSION EXPIRES: 01/22/29

NOTARY'S SEAL