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: $472.89
20260622-0056017

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

1020 South Graycroft Avenue, Madison, TN 37115
Map & Parcel 051-06-0-007.00 | Davidson County, Tennessee

Land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING in the center of the County Road, now Graycroft Road, at the southeast corner of the property conveyed to Sam Davis Collier, by deed from Ernest L. Gobel, Jr., and wife, as of record in Book 1290, page 217; thence North 86 deg. West 324 ½ feet to a point 1054.75 feet, more or less, north of the center line of Due West Avenue; thence North 3 ½ deg. East 108 feet to a point; thence South 86 deg. East 324 ½ feet to the center of Graycroft Road; thence with the center of same, South 3 ½ deg. West 108 feet to the point of beginning.

Otis E. Bergeron and wife, Mary Louise Bergeron conveyed the property to Frances K. Campbell by Warranty Deed dated May 7, 1962, of record in Book 3375, Page 39, Register's Office for Davidson County, Tennessee.

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. 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.

NOTARY PUBLIC, State of Tennessee

KANDES J. DUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2025

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

RE:
Davidson County Tax Map/Parcel ID: 05106000700
Heather Nilan to DRG TN LLC, General Warranty Deed, percentage transfer.
Property Address: 1020 S Graycroft, 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 $127,809, 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