FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF WILSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 06/16/2026 Notary Public MY COMMISSION EXPIRES: 11/20/29 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1437673 DEEDWARRSP
06/24/2026 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $277.50
20260624-0057097

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SPECIAL WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE LLC

File #26-6115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TLC Properties, LLC	**TLC Properties, LLC**	**14900040500**
1993 Southerland Drive Nashville, TN 37207	SAME AS NEW OWNER	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Embree Capital Markets Group, Inc.,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TLC Properties, LLC,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 of the Resubdivision of Lots 3A and 3B, Hamilton Crossings Business Park, of record in Plat Instrument No. 20251117-0091428, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Embree Capital Markets Group, Inc., a Texas Corporation, by Substitute Trustee's Deed from Whitney Sport McElroy, Substitute Trustee, of record in Instrument No. 20240708-0051093, Register's Office for Davidson County, Tennessee, dated July 3, 2024 and recorded on July 8, 2024.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☒
This is improved ☐ property, known as **0 Murfreesboro Pike, Lot 3, Antioch, TN 37013**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and we do further covenant and bind ourselves, our heirs, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever claiming by through or under the GRANTOR, but not otherwise. 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.

IN WITNESS WHEREOF, this instrument has been executed on this the 15TH day of June 2026.

EMBREE CAPITAL MARKETS GROUP, INC.

Rocky Hardin, Chief Financial Officer

STATE OF **TEXAS**
COUNTY OF WILLIAMSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Rocky Hardin**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she is the Chief Financial Officer for Embree Capital Markets Group, Inc., and as such, has executed the foregoing instrument on behalf of Embree Capital Markets Group, Inc.

Witness my hand and official seal on this the 15th day of June 2026

NOTARY PUBLIC

My Commission Expires: 8/30/2029

TERESA T ADAMS
Notary Public, State of Texas
Comm. Expires 08-30-2029
Notary ID 125416619

Tennessee Certification of Electronic Document

I, TONYA THOMAS, 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 JUNE 15TH, 2026 (date of document).

Tonya Thomas
Affiant Signature

6/15/26
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 15TH day of JUNE, 2026

Notary's Signature

MY COMMISSION EXPIRES: 11/20/29

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY