THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654811** Karen Johnson Davidson County Batch # 1441913 **DEEDWARR** 07/02/2026 03:37:38 PM 2 pgs Fees: $13.00 Taxes: $7,955.00 20260702-0060056	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,150,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2026. Notary Public My Commission Expires: 5/8/28 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

WARRANTY DEED

Address New Owner: The Alexader M. Lannes Trust dated November 10, 2009 4153 Outer Drive Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132-01-3D-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JGP Achiever Infill, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The Alexader M. Lannes Trust dated November 10, 2009,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 4153 on the plan of 4153 Outer Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 4153 Outer Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20240723-0055392, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to JGP ACHIEVER INFILL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from LARRY A. BLAKLEY, of record in Instrument No. 20240610-0043130, dated June 6, 2024, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 132-01-3D-001.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20240723-0055392, said Register's Office.

Declaration of Restrictive Covenants for SCMs for Regulated Residential Infill contained in instrument of record in Instrument No. 20250715-0055805, said Register's Office.

Matters shown on the Plan of record in Plat Book 1424, pages 98 and 99 and amended in Book 8260, page 209, said Register's Office.

This is improved property located at 4153 Outer Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2026.

JGP Achiever Infill, LLC

By: John Gray Palmer, III, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared John Gray Palmer, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager (or other officer authorized to execute the instrument) of JGP Achiever Infill, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Manager has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid Manager.

Witness my hand, at office, this 30th day of June, 2026.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

My Commission Expires: _____