BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1442732 DEEDWARR
07/07/2026 08:57:43 AM 2 pgs
Fees: $13.00 Taxes: $8,579.97

20260707-0060849

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,318,911.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY My Commission Expires 3/5/2029

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Heidrich and Nadine Heidrich, Elise Heidrich, and Nicole Heidrich	NEW OWNER	
(NAME)	(NAME)	
3405 Hopkins Street		117 07 0I 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EAGLE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL HEIDRICH AND NADINE HEIDRICH, HUSBAND AND WIFE AND ELISE HEIDRICH AND NICOLE HEIDRICH, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B of HOMES AT 3403 & 3405 HOPKINS STREET, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT 3403 & 3405 HOPKINS STREET, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20250131-0007449, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT 3403 & 3405 HOPKINS STREET, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20250131-0007449, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Eagle Holdings, LLC, by Warranty Deed from Bars Hooper Holdings, LLC, of record in Instrument No. 20250203-0007831, in the Register's Office of Davidson County, Tennessee, dated January 31, 2025, and recorded on February 03, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3405 Hopkins Street, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 26 day of June, 2026

EAGLE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: John J Maxwell III

John J. Maxwell, III, Authorized agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

P Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared John J. Maxwell 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 Authorized agent of Eagle Holdings, LLC the within named bargainor, a limited liability company and that he as such authorized agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as authorized agent.

Witness my hand and official seal this 26 day of June, 2026.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission expires:

Notary Public

My Commission Expires 10/4/27