THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554570**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,225,000.00. Affiant Subscribed and sworn to before me, this 9th day of July, 2026. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1443871 DEEDWARR
07/10/2026 10:00:08 AM 2 pgs
Fees: $13.00 Taxes: $4,532.50
20260710-0062383

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
2402 Oakland, LLC 2700 Oakland Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 104 16 0 287.00

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, **Jesse C. Neil, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **2402 Oakland, LLC, a Delaware limited liability company,** ("Grantees"), their 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 the Southerly 46.0 feet of Lot No. 170 on the Plan of BELMONT LAND COMPANY'S SUBDIVISION CALLED BELMONT HEIGHTS of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Southerly part of said Lot No. 170 fronts 46.0 feet on the Easterly side of Oakland Avenue and runs back between parallel lines with the Northerly line of Lot No. 171 on said plan to an alley.

Being the same property conveyed to Jesse C. Neil, unmarried, by Warranty Deed from John Rogan and Virginia Rogan, husband and wife, of record in Instrument No. 20190114-0003427, in the Register's Office of Davidson County, Tennessee, dated January 09, 2019 and recorded on January 14, 2019.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND CO'S PLAN, as recorded in Plat Book 421, Page(s) 34.

Covenants, Conditions and Restrictions as set forth in Protective Covenants recorded in Book 2089, Page 191 and Book 2093, Page 107.

This is improved property located at 2402 Oakland Avenue Nashville TN 37212

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 9th day of July, 2026.

Jesse C. Neil

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jesse C. Neil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2026.

Notary Public
My Commission Expires: _____

