WARRANTY DEED

Karen Johnson Davidson County
Batch# 1443971 DEEDWARR
07/10/2026 01:12:30 PM 6 pgs
Fees: $33.00 Taxes: $3,515.00
20260710-0062506

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-3-28

(AFFIX SEAL)

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
Urban Axis Group, LLC	new owner	
(NAME)	(NAME)	147 03 0D 002.00 & 147 03 0D 001.00 & 147 03 0D 009.00 & 147 03 0D 010.00 & 147 03 0D 011.00 & 147 03 0D 012.00 & 147 03 0D 013.00 & 147 03 0D 014.00 & 147 03 0D 015.00 & 147 03 0D 016.00 & 147 03 0D 017.00 & 147 03 0D 018.00 & 147 03 0D 019.00 & 147 03 0D 020.00 & 147 03 0D 007.00 & 147 03 0D 006.00 & 147 03 0D 005.00 & 147 03 0D 004.00 & 147 03 0D 003.00 & 147 03 0D 008.00
11205 Lebanon Rd. Suite 211 Mt. Juliet, TN 37122		
(ADDRESS)	(ADDRESS)	
(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, **BRAD BARS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **URBAN AXIS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Property 1- Map and Parcel 147 03 0D 002.00
Land in Davidson County, Tennessee, being Unit No. 401, on the Plan of Homes at 401 Welshwood, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 401 Welshwood Drive, a Horizontal Property Regime with Private Elements at Instrument No. 20250925-0076495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property 2- Map and Parcel 147 03 0D 001.00
Land in Davidson County, Tennessee, being Unit No. 403, on the Plan of Homes at 401 Welshwood, a Horizontal

Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 401 Welshwood Drive, a Horizontal Property Regime with Private Elements at Instrument No. 20250925-0076495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property 3- Map and Parcel 147 03 0D 009.00
Land in Davidson County, Tennessee, being Unit No. 901, on the Plan of Homes at 401 Welshwood, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 401 Welshwood Drive, a Horizontal Property Regime with Private Elements at Instrument No. 20250925-0076495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property 4- Map and Parcel 147 03 0D 010.00
Land in Davidson County, Tennessee, being Unit No. 902, on the Plan of Homes at 401 Welshwood, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 401 Welshwood Drive, a Horizontal Property Regime with Private Elements at Instrument No. 20250925-0076495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property 5- Map and Parcel 147 03 0D 011.00
Land in Davidson County, Tennessee, being Unit No. 903, on the Plan of Homes at 401 Welshwood, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 401 Welshwood Drive, a Horizontal Property Regime with Private Elements at Instrument No. 20250925-0076495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property 6- Map and Parcel 147 03 0D 012.00
Land in Davidson County, Tennessee, being Unit No. 904, on the Plan of Homes at 401 Welshwood, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 401 Welshwood Drive, a Horizontal Property Regime with Private Elements at Instrument No. 20250925-0076495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property 7- Map and Parcel 147 03 0D 013.00
Land in Davidson County, Tennessee, being Unit No. 905, on the Plan of Homes at 401 Welshwood, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 401 Welshwood Drive, a Horizontal Property Regime with Private Elements at Instrument No. 20250925-0076495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property 8- Map and Parcel 147 03 0D 014.00
Land in Davidson County, Tennessee, being Unit No. 906, on the Plan of Homes at 401 Welshwood, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 401 Welshwood Drive, a Horizontal Property Regime with Private Elements at Instrument No. 20250925-0076495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property 9- Map and Parcel 147 03 0D 015.00
Land in Davidson County, Tennessee, being Unit No. 907, on the Plan of Homes at 401 Welshwood, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 401 Welshwood Drive, a Horizontal Property Regime with Private Elements at Instrument No. 20250925-0076495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property 10- Map and Parcel 147 03 0D 016.00
Land in Davidson County, Tennessee, being Unit No. 908, on the Plan of Homes at 401 Welshwood, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions

and Restrictions for Homes at 401 Welshwood Drive, a Horizontal Property Regime with Private Elements at Instrument No. 20250925-0076495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property 11- Map and Parcel 147 03 0D 017.00
Land in Davidson County, Tennessee, being Unit No. 909, on the Plan of Homes at 401 Welshwood, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 401 Welshwood Drive, a Horizontal Property Regime with Private Elements at Instrument No. 20250925-0076495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property 12- Map and Parcel 147 03 0D 018.00
Land in Davidson County, Tennessee, being Unit No. 910, on the Plan of Homes at 401 Welshwood, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 401 Welshwood Drive, a Horizontal Property Regime with Private Elements at Instrument No. 20250925-0076495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property 13- Map and Parcel 147 03 0D 019.00
Land in Davidson County, Tennessee, being Unit No. 911, on the Plan of Homes at 401 Welshwood, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 401 Welshwood Drive, a Horizontal Property Regime with Private Elements at Instrument No. 20250925-0076495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property 14- Map and Parcel 147 03 0D 020.00
Land in Davidson County, Tennessee, being Unit No. 912, on the Plan of Homes at 401 Welshwood, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 401 Welshwood Drive, a Horizontal Property Regime with Private Elements at Instrument No. 20250925-0076495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property 15- Map and Parcel 147 03 0D 007.00
Land in Davidson County, Tennessee, being Unit No. 391, on the Plan of Homes at 401 Welshwood, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 401 Welshwood Drive, a Horizontal Property Regime with Private Elements at Instrument No. 20250925-0076495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property 16- Map and Parcel 147 03 0D 006.00
Land in Davidson County, Tennessee, being Unit No. 393, on the Plan of Homes at 401 Welshwood, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 401 Welshwood Drive, a Horizontal Property Regime with Private Elements at Instrument No. 20250925-0076495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property 17- Map and Parcel 147 03 0D 005.00
Land in Davidson County, Tennessee, being Unit No. 395, on the Plan of Homes at 401 Welshwood, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 401 Welshwood Drive, a Horizontal Property Regime with Private Elements at Instrument No. 20250925-0076495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property 18- Map and Parcel 147 03 0D 004.00
Land in Davidson County, Tennessee, being Unit No. 397, on the Plan of Homes at 401 Welshwood, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 401 Welshwood Drive, a Horizontal Property Regime with Private Elements at

Instrument No. 20250925-0076495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property 19- Map and Parcel 147 03 0D 003.00
Land in Davidson County, Tennessee, being Unit No. 399, on the Plan of Homes at 401 Welshwood, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 401 Welshwood Drive, a Horizontal Property Regime with Private Elements at Instrument No. 20250925-0076495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property 20- Map and Parcel 147 03 0D 008.00
Land in Davidson County, Tennessee, being Unit No. 900, on the Plan of Homes at 401 Welshwood, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 401 Welshwood Drive, a Horizontal Property Regime with Private Elements at Instrument No. 20250925-0076495, 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 McDonald's Real Estate Company, a Delaware corporation, by Special Warranty Deed from Steven F. Wallace and James D. Wallace, of record in Instrument Number 20120127-0007731, Register's Office for Davidson County, Tennessee, dated January 19, 2012 and recorded on January 27, 2012.

Being the same property conveyed to Jon Mark Thompson by Special Warranty Deed from McDonald's Real Estate Company, a Delaware corporation, of record in Instrument Number 20250903-0070222, Register's Office for Davidson County, Tennessee, dated September 2, 2025 and recorded on September 3, 2025.

Being the same property conveyed to Brad Bars by Warranty Deed from Jon Mark Thompson, of record in Instrument Number 20250904-0070664, Register's Office for Davidson County, Tennessee, dated August 22, 2025 and recorded on September 4, 2025.

This was never the marital residence of the Grantor.

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 X
This is improved property, known as 391 & 393 & 395 & 397 & 399 & 401 & 403 Welshwood Dr. & 900 & 902 & 902 & 903 & 904 & 905 & 906 & 907 & 908 & 909 & 910 & 911 & 912 Panda Way, Nashville, TN 37211

(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 8 day of July, 2026

BRAD BARS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brad Bars, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8 day of July, 2026.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Notary Public

JW2026-773

Certificate of Authenticity

I, Holly A Mason, 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 7/8/26.

Affiant Signature

7/8/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of July, 2026

Jacqueline G Brown
Notary's Signature (Notary Seal)

Commission Expires 11-5-2029

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON