BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1447878
07/16/2026 09:58:13 AM
Fees: $13.00 Taxes: $1,135.90

Davidson County
DEEDWARR
2 pgs

20260716-0064326

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY My Comm. Expires May 28, 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
WA Investment Ventures, LLC	Same as New Owner	
(NAME) P.O. Box 210691	(NAME)	071-07-0-194.00
(ADDRESS) Nashville, TN 37221	(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, **MARY E. SATTERFIELD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WA INVESTMENT VENTURES, LLC,** 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 the East 50 feet of Lot No. 3 on the Map of T. W. Crutcher's Subdivision of Trinity Heights, of record in Book 332, Page 4, Register's Office for said County.

Said part of Lot No. 3 fronts 50 feet on the Southerly side of Trinity Lane or Avenue and runs back 164 feet more or less to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to J. T. Satterfield and wife, Mary E. Satterfield by Warranty Deed from Jewell Sparks Williams and husband, Roy E. Williams of record in Book 2335, Page 399, Register's Office for Davidson County, Tennessee, dated December 10, 1954 and recorded on December 18, 1954.

Said J. T. Satterfield, died on March 03, 1996.

Being the same property conveyed to Mary E. Satterfield and Deborah A. Meade, as joint tenants with full right of survivorship by Quitclaim Deed from Mary E. Satterfield of record in Book 11419, Page 307, Register's Office for Davidson County, Tennessee, dated April 01, 1999 and recorded on April 06, 1999. Said Deborah A. Meade, died on May 19, 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 302 E Trinity Ln, Nashville, TN 37207
(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 15th day of July, 2026

Mary E. Satterfield By WM. A. Satterfield ATF

MARY E. SATTERFIELD BY WILLIAM A. SATTERFIELD, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary having authority within the State and County aforesaid, William A. Satterfield, 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 on behalf of Mary E. Satterfield and acknowledged that he executed the same as the free act of Mary E. Satterfield.

Witness my hand and official seal this 15th day of July, 2026.

Commission expires:



Notary Public

JW2026-975