Karen Johnson Davidson County
Batch# 1447879 DEEDWARR
07/16/2026 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,167.53
20260716-0064328

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260554490

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $315,549.00

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2026.

Notary Public
My Commission Expires: 11.5.29

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William P. Rogers, III 802A Shelby Ave Nashville TN 37206	New Owner	Tax Parcel ID No. 093 04 0I 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, **Stafford Opportunity Zone Investing, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William P. Rogers, III , a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of HOMES AT 802 SHELBY AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 802 SHELBY AVENUE, a Horizontal Property Regime, of record in Instrument No. 20260320-0022534, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Stafford Opportunity Zone Investing, LLC, a Tennessee Limited Liability Company, by Warranty Deed from James Watts, married, of record in Instrument No. 20251219-0100916, in the Register's Office of Davidson County, Tennessee, dated December 18, 2025, and recorded on December 19, 2025.

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.

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 WILLIAMS ADDITION EDGEFIELD, as recorded in Plat Book 21, Page 60.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20260320-0022534.

This is improved property located at 802A Shelby Ave Nashville TN 37206

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 1st day of July, 2026.

Stafford Opportunity Zone Investing, LLC

BY: _____
Michael Stafford, Chief Operating Member

STATE OF Maryland
COUNTY OF Harford

Before me, the undersigned, of the State and County aforesaid, personally appeared Michael Stafford, 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 Chief Operating Member (or other officer authorized to execute the instrument) of Stafford Opportunity Zone Investing, LLC, the within named bargainor, and that he as such chief operating member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid chief operating member.

Witness my hand, at office, this 1st day of July, 2026.

_____
Notary Public
My Commission Expires: May 6th, 2028

MARY P. STARON
NOTARY PUBLIC
Comm. Exp. May 6, 2028
Harford County
STATE OF MARYLAND

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 7/1/26 (date of document).

Connie Taylor
Affiant Signature

7/1/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11.5.29

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY