BOX 10-A

THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P26-17642-BW	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,000,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF July, 2026. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson
Batch # 1448181
07/17/2026 09:11:48 AM
Fees: $13.00 Taxes: $3,700.00
Davidson County
DEEDWARR
2 pgs
20260717-0064774

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRG, LLC	New Owner	116-13-0-002.00
4458 Legendary Dr, Suite 200		
Destin, FL 32541		
(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, **Diana B Jones, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRG, 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:

Land in Davidson County, Tennessee, being Lot 11, Harding Park, as shown on plat of record in Plat Book 2331, Page 120, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Douglas B. Jones and wife, Diane B. Jones by Warranty Deed from Third National Bank in Nashville, Trustee, pursuant to the power and authority conferred under will of Allen G. Grizzard, deceased of record in Book 4797, Page 584, Register's Office for Davidson County, Tennessee, dated March 18, 1974 and recorded on March 20, 1974.

Being the same property conveyed to Douglas B. Jones and Diana B. Jones, Husband and Wife by Quitclaim Deed from Douglas B. Jones and wife, Diane B. Jones of record in Instrument No. 20130923-0100028 Register's Office for Davidson County, Tennessee, dated September 16, 2013 and recorded on September 23, 2013. The said Douglas B. Jones having since died on or about January 25, 2022, leaving Diana B. Jones surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **140 Laird Rd, Nashville, TN 37205**

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 our hands this the 16 day of July, 2026.

Diana B Jones

Diana B Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal this the 16 day of July, 2026.

My Commission expires: 7/3/28

Notary Public

SAMUEL F. ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY