RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1449023 DEEDWARR
07/20/2026 09:27:44 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20260720-0065130

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF JULY, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES

Pamela B. Matheney
NOTARY PUBLIC
My Commission Expires
August 30, 2028
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3642LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Deep River Development, LLC	Deep River Development, LLC	091 06 0 158.00
P.O.Box 40451	P.O.Box 40451	
Nashville, TN 37204	Nashville TN 37204	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MILDRED HUDGINS REALTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AN UNDIVIDED FIFTY AND ONE-HALF PERCENT (50.5%) INTEREST AND LEIGH-LAND STABLES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AN UNDIVIDED FORTY-NINE AND ONE-HALF PERCENT (49.5%) INTEREST*

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

DEEP RIVER DEVELOPMENT, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1002 Trice Dr, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 on the 17th day of July, 2026.

Mildred Hudgins Realty, LLC., a Tennessee limited liability company

Jim R. Vanderpool, Authorized Agent

Leigh-Land Stables LLC, a Tennessee limited liability company

Jim R. Vanderpool, Authorized Agent

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, JIM R. VANDERPOOL, AS AUTHORIZE AGENT FOR MILDRED HUDGINS REALTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AN UNDIVIDED FIFTY AND ONE-HALF PERCENT (50.5%) INTEREST AND AND LEIGH-LAND STABLES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AN UNDIVIDED FORTY-NINE AND ONE-HALF PERCENT (49.5%) INTEREST , the bargainor(s), 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 at Franklin, Tennessee, this 17th day of July, 2026.

Notary Public

My Commission Expires: 7/30/29

26-3642LA

file # 26-3642LA

PM2026-915

EXHIBIT A - LEGAL DESCRIPTION

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being Lot No. 74 on the Map of West Park Addition, as of record in Book 2330, page 39, Register's Office for said County.

Said Lot No. 74 fronts 52 feet on the easterly side of Trice Drive and runs back between parallel lines 125 feet to a dead line.

Being a portion of the same property conveyed to Mildred Hudgins Realty LLC, a Tennessee limited liability company, an undivided fifty and one-half percent (50.5%) interest, by Quitclaim Deed from AmSouth Bank, as Trustee of The Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, successor to AmSouth Bank, Trustee of The Mildred V. Hudgins Revocable Trust dated February 15, 2001, dated October 29, 2002, and recorded November 1, 2002, of record in Instrument No. 20021101-0134422, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Leigh-Land Stables LLC, a Tennessee limited liability company, an undivided forty-nine and one-half percent (49.5%) interest, by Quitclaim Deed from AmSouth Bank, as Trustee of The Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, successor to AmSouth Bank, Trustee of The Mildred V. Hudgins Revocable Trust dated February 15, 2001, dated October 29, 2002, and recorded November 1, 2002, of record in Instrument No. 20021101-0134421, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to AmSouth Bank, Trustee of the Mildred V. Hudgins Revocable Trust, dated February 15, 2001, by Deed of Correction from Mildred V. Hudgins, dated May 28, 2002, and recorded July 9, 2002, of record in Instrument No. 20020709-0082529, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to AmSouth Bank, Trustee of the Mildred V. Hudgins Revocable Trust, dated February 15, 2001, by Quitclaim Deed from Mildred V. Hudgins, dated August 31, 2001, and recorded January 10, 2002, of record in Instrument No. 20020110-0004114, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to T. Herschel Hudgins and wife, Mildred V. Hudgins, by Warranty Deed from Thomas B. Love and wife, Joanne B. Love, dated January 22, 1960, and recorded March 25, 1960, of record in Book 3033, Page 506, in the Register's Office for Davidson County, Tennessee

FOR INFORMATIONAL PURPOSES ONLY
More Commonly Known As: 1002 Trice Dr, Nashville, Tennessee, 37209
TAX PARCEL ID/APN: 091 06 0 158.00

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.

2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.

4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 2330, Page 39, of the Public Records of Davidson County, Tennessee.

5. Restrictive covenants and conditions contained in instrument recorded in Book 2437, Page 59, of the Public Records of Davidson County, Tennessee.

6. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.