WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 575,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 2026.

Notary Public
COMMISSION EXPIRES: 1/30/27

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1449144 DEEDWARR
07/20/2026 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20260720-0065269

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Miller Manier Beazley	NEW OWNER	044-11-0N-001.00-CO
(NAME)	(NAME)	
601 Jones Street, Unit A	**409 Rushton Lane**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Clarksville, TN 37043**	
(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, I, **ROI Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Miller Manier Beazley,an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Unit A, a Private Element, of Cottages at Jones Bend Pointe, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20260508-0041674 in the Register's Office for Davidson County, Tennessee, to which Master Deed and its exhibits reference is hereby made for a more complete description of the Unit and the associated rights of the Unit Owner in the Common Elements, if any, and/or Limited Common Elements, if any.

BEING a portion of the same property conveyed by Warranty Deed from James Michael Pope, unmarried, to ROI Properties, LLC, a Tennessee limited liability company, dated April 1, 2026, recorded April 2, 2026, of record in Instrument No. 20260402-0026283, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 601 Jones Street, Unit A (House Number) (Street) (P.O. Address) Old Hickory, TN (City or Town) 37138 (Postal Zip)

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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. successors 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, successors 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 17 day of July, 2026.

ROI Properties LLC, a Tennessee Limited Liability Company

By: Wendy L. Dyes, Designated Agent
Wendy L. Dyes, Designated Agent

State of Tennessee

County of Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Wendy L. Dyes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged herself to be the Designated Agent of ROI Properties, LLC, a Tennessee limited liability company, the within named Grantor, and who in my presence executed the within instrument for and on behalf of said Grantor by signing Grantor's name by herself as an Designated Agent thereof, and further upon oath acknowledged that she did so as his free act and deed for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 17 day of July, 2026.

S. Nixon Pressley

S. NIXON PRESSLEY TENNESSEE NOTARY PUBLIC My Comm Exp. November 26, 2028 COUNTY OF WILSON

Commission Expires: 11/26/2028

Certificate of Authenticity

I, Christen Rabe, 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 **July 17, 2026**.

Date

Affiant Signature

7/17/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17th** day of **July**, 20____.

Notary's Signature

My Commission Expires: 8/24/27
Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027