WARRANTY DEED

Karen Johnson Davidson County
Batch # 1449343 DEEDWARR
07/20/2026 02:13:49 PM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20260720-0065545

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SEVEN HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (775,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
MATTHEW THOMAS SHALLCROSS (NAME)	**NEW OWNER** (NAME)	**092 10 0Y 002.00**
2801 DELAWARE AVENUE NASHVILLE, TN 37209 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 15th day of July, 2026, the undersigned, **2801 DELAWARE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MATTHEW THOMAS SHALLCROSS,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2801 DELAWARE AVENUE, NASHVILLE, TN 37209** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B on the Plan of TWENTYEIGHT-ONE DELAWARE AVENUE, A Horizontal Property Regime With Private Elements, established by Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20250218-0011862, in the Register's Office for Davidson County, Tennessee, as depicted in Exhibit "B" to said Declaration, to which reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to 2801 Delaware, LLC, a Limited Liability Company, by Warranty deed from Roslyn Williams, Dorothy Batey on behalf of Dwight Batey who is now Deceased, Brenda Peoples-Gordon, and the Heirs at Law of Loretta Clerkley who is now deceased, dated December 4, 2004 and recorded on December 9, 2004, of record in Inst. No. 20241209-0095033, Register's Office for Davidson County, Tennessee, and by Deed of Correction dated February 25, 2025, recorded March 3, 2025, of record in Inst. No. 20250303-0015815, said Register's Office, from Roslyn Williams, Dorothy Batey, Dwight Carlos Batey, Jr., and Brenda Peoples-Gordon.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 15th day of July, 2026.

GRANTOR: 2801 DELAWARE LLC, A TENNESSEE LIMITED LIABILITY COMPANY
BY: JOSEPH M. ROBERTS III
ITS: MANAGER

Joseph M Roberts III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JOSEPH M. ROBERTS III** with who I am personally acquainted, and who upon oath acknowledged themself to be the Manager of **2801 DELAWARE LLC** as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **2801 DELAWARE LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Manager, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Manager.

WITNESS my hand, at office, on this 15th day of July, 2026.

Notary Public — My Commission Expires 9-3-29

GROVER COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY