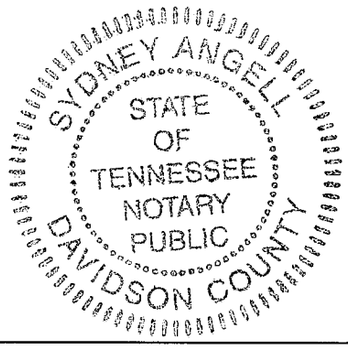
Karen Johnson Davidson County
Batch# 1449881 DEEDWARR
07/21/2026 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20260721-0065912

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $600,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 7/15/26

NOTARY PUBLIC
MY COMMISSION EXPIRES 3-20-28

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
2540 Madison Street, Suite F, Clarksville, TN 37043
File # 7493-26LLC-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Mark Miller and Jane Yackley	Movement Mortgage llc	072 13 1A 002.00
2405B Brasher Avenue	8024 Calvin Hall Rd.	
Nashville, TN 37206	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Erlanger Investments One LLP, a Tennessee Partnership

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jane Yackley and Mark Miller, Jr, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2405 Brasher Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20171128-0121378, being shown on plat attached thereto as Exhibit "B", as amended in Instrument No.

20180221-0016624, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Erlanger Investments One LLP, a Tennessee limited liability partnership by Quit Claim Deed from James Richardson, a married man dated 06/30/2022 and recorded on 07/01/2022, in Instrument No. 20220701-0076309, in the Register's Office for Davidson County, Tennessee.

This is property known as 2405B Brasher Avenue Nashville, TN 37206

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY.

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) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 07/15/2026.

Erlanger Investments One LLP, a Tennessee Partnership

By: James Richardson

James Richardson, Chief Executive Manager of STOR Capital, LLC, its Authorized Partner

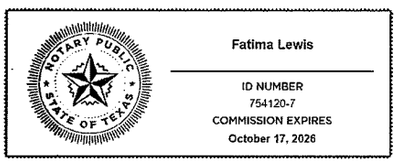
STATE OF Texas
COUNTY OF Harris

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared James Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized partner of Erlanger Investments One LLP, the within name bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal, on 07/15/2026.

Fatima Lewis

NOTARY PUBLIC , State of Texas
My Commission Expires: 10/17/2026



Electronically signed and notarized online using the Proof platform.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 7/15/2026 (date of document).

Affiant Signature

7/17/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

