THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654966**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,130,000.00 Affiant Subscribed and sworn to before me, this 22nd day of July, 2026. Notary Public My Commission Expires:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 5, 2029

Karen Johnson
Batch # 1451110
07/23/2026 09:05:45 AM
Fees: $13.00 Taxes: $4,181.00

Davidson County
DEEDWARR
2 pgs

20260723-0066801

WARRANTY DEED

Address New Owner: Southern Holdings, LLC. PO Box 158434 Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115 07 0 018.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen P. Landers, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Southern Holdings, LLC, a Tennessee limited liability company**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of BROOK MEADE, SECTION 2, as of record in Book 2133, Page 76, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephen P. Landers, by Warranty Deed from James R. Hudgins and wife, Barbara P. Hudgins, of record in Instrument No. 20060725-0089583, in the Register's Office of Davidson County, Tennessee, dated July 14, 2006 and recorded on July 25, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOK MEADE, SECTION II, as recorded in Plat Book 2133, Page(s) 76.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2204, Page 349 and Book 2881, Page 323.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5215, Page 13 and Book 5309, Page 562.

This is improved property located at 713 Brook Hollow Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2026.

Stephen P. Landers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen P. Landers, 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, at office, this 22nd day of July, 2026.

Notary Public
My Commission Expires: _____

SHIPRA KHAGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029