BOX 10-A

20261243R Karen Johnson Davidson County Batch # 1451734 DEEDWARR 07/27/2026 10:30:30 AM 3 pgs Fees: $18.00 Taxes: $3,885.00 20260727-0067976	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00. Affiant Subscribed and sworn to before me, this the 24th day of July, 2026. Notary Public My commission expires: 10/4/27

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
CREI Ventures, LLC	New Owner	**102 15 0 048.00**
865 Bresslyn Road		
Nashville, TN 37205		

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, WE,

William Michael Jones, Sr. and Leigh Ann Jones, Trustees of Jones Family Trust as established under the Tennessee Community Property Trust Agreement dated August 23, 2023

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

CREI Ventures, LLC, a Tennessee limited liability company

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

Land situated in Davidson County, Tennessee, being Lot No. 195, on the Plan of Brook Meade, Section 6, as shown by plat of record in Book 2331, Pages 3 and 4, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Frank Jones, Jr. and wife, Marguerite A. Jones by Warranty Deed from Rhea B. Williams and wife, Alice B. Williams of record in Book 3180, Page 340, Register's Office for Davidson County, Tennessee, dated February 01, 1961 and recorded on February 03, 1961.

Marguerite A. Jones having since died on or about September 1, 1995, leaving her husband, William Frank Jones, Jr. as the surviving tenant by the entireties.

Being the same property conveyed to W. Michael Jones and Leigh Ann Jones, husband and wife by Quitclaim Deed from William Frank Jones Jr., unmarried, of record in Instrument No. 20150818-0083049, in the Register's Office for Davidson County, Tennessee, dated July 16, 2015 and recorded on August 18, 2015. See that Scrivener's Affidavit, of record in Instrument Number 20230901-0068557, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Michael Jones Sr. and Leigh Ann Jones, Trustees of the Jones Family Trust as established under the Tennessee Community Property Trust Agreement dated August 23, 2023, by Quitclaim Deed from W. Michael Jones and Leigh Ann Jones, husband and wife, of record in Instrument No. 20230901-0068558, in the Register's Office for Davidson County, Tennessee, dated August 23, 2023 and recorded on September 01, 2023.

This conveyance is subject to:

1) zoning;
2) setback requirements and general utility, sewer and drainage easements of record on the Binding Agreement Date upon which the improvements do not encroach;
3) subdivision and/or condominium declarations, covenants, restrictions, and easements of record on the Binding Agreement Date; and
4) leases and other encumbrances specified in the Agreement.

This is improved (X) unimproved (____) property known as **865 Bresslyn Road, Nashville, TN 37205.**

[signatures appear on the following page]

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 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 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/OUR HANDS EFFECTIVE AS OF 24th day of July, 2026:

Jones Family Trust as established under the Tennessee Community Property Trust Agreement dated August 23, 2023

By: _____
William Michael Jones, Sr., Trustee

By: _____
Leigh Ann Jones, Trustee

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ENTITY GRANTOR ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, William Michael Jones, Sr. and Leigh Ann Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be trustees of the Jones Family Trust as established under the Tennessee Community Property Trust Agreement dated August 23, 2023, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 24th day of July, 2026.

My Commission Expires: 5/30/29

_____
Notary Public

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY