BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1451737 DEEDWARR
07/27/2026 10:35:13 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20260727-0067979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monterra Development, LLC	Same as New Owner	
(NAME)	(NAME)	
311 Jocelyn Hollow Cir.		102-15-0-048.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **CREI VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MONTERRA DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, 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.

Being the same property conveyed to CREI Ventures, LLC, a Tennessee Limited Liability Company by Warranty Deed of record in Instrument No. 20260727-0067976, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 865 Bresslyn Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 this 24th day of July, 2026

CREI VENTURES, LLC

BY: _____

JOSEPH WHITE, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Joseph White, 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 Agent of CREI Ventures, LLC, and that he as such Authorized Agent of CREI Ventures, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of CREI Ventures, LLC.

Witness my hand and official seal this 24th day of July, 2026.

Commission expires:



_____
Notary Public

JW2026-955