Karen Johnson Davidson County
Batch# 1452014 DEEDWARR
07/28/2026 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20260728-0068379

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755128**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $565,000.00 Affiant Subscribed and sworn to before me, this 27th day of July, 2026. Notary Public My Commission Expires: 8/13/29

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Ag-Jax Ltd. **804 Crockett Street** **Nashville, TN 37207**	Send Tax Bills To: **NEW OWNER** **At PROPERTY**	Tax Information: Tax Parcel ID No. 071 16 0 073.00

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, **Erin Cahill and Paul Freeman, wife and husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Ag-Jax Ltd., a Texas Partnership**, ("Grantees"), their 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 the Easterly 60 feet on the Easterly one half (1/2) of Lot No. 4 on the Map of WILLIAMS AND HAYS COMPANY'S BELLEVIEW PLAN, as shown by plat of record in Plat Book 332, Page 51, of the Register's Office of Davidson County, Tennessee, said Easterly 60 feet of the Easterly one half (1/2) of Lot No. 4 fronts 60 feet on the Southerly side of Crockett Street and runs back between parallel lines 180 feet to a line in the rear measuring 60 feet thereon.

Being the same property conveyed to Erin Cahill and Paul Freeman, wife and husband, by Quitclaim Deed from Lauren Gudmundson, Trustee, Da Beebs Land Trust, of record in Instrument No. 202607280068378, in the Register's Office of Davidson County, Tennessee, dated July 13, 2026 and recorded on _____, 2026.

Being the same property conveyed to Lauren Gudmundson, Trustee, Da Beebs Land Trust, by Quitclaim Deed from Erin Jessica Cahill and Paul Freeman, of record in Instrument No. 20231016-0081060, in the Register's Office of Davidson County, Tennessee, dated October 04, 2023 and recorded on October 16, 2023.

Being the same property conveyed to Erin Jessica Cahill, married woman, by Warranty Deed from Meredith Lockerman, formerly known as Meredith McLaughlin, married, of record in Instrument No. 20191030-0111174, in the Register's Office of Davidson County, Tennessee, dated October 25, 2019 and recorded on October 30, 2019.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

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 WILLIAMS AND HAYS COMPANY'S E BELLEVEIW PLAN, as recorded in Plat Book 332, Page(s) 51.

This is improved property located at 804 Crockett Street Nashville TN 37207

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 27th day of July, 2026.

Erin Cahill

Paul Freeman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Erin Cahill and Paul Freeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 2026.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

Certificate of Authenticity

I, Harly Pickerign, 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 7/27/26.

Date

Affiant Signature

7/27/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of July, 2026.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: _____
Date

Notary's Seal (if on paper)