BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1452020 DEEDWARR
07/28/2026 09:30:32 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50
20260728-0068387

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd 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
Fidelis Investment Group LLC	Same as New Owner	
(NAME)	(NAME)	041-00-0-176.00
8805 Ivy Mount Lane		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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, **WILLIE TAYLOR AND WIFE, REBECCA TAYLOR**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FIDELIS INVESTMENT GROUP 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 in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated March 9, 1998 and known as Job No. 970248 and being more particularly described as follows:

Beginning at an iron pin set on the easterly margin of Brick Church Pike, 30' East of the center line said point of beginning being the southwest corner of the herein described tract, and also being the northwest corner of the Metropolitan Government Power Board property of record in Book 3924, Page 95, Register's Office for Davidson County, Tennessee: thence, leaving the Power Board property and with the easterly margin of Brick Church Pike; N 05 degrees 37 minutes 29 seconds E 156.9T to an iron pin; thence, leaving the margin of Brick Church Pike S 87 degrees 04 minutes 53 seconds E 1006.53' to an iron pin; thence, S 01 degrees 52 minutes 08 seconds E 157.16' to an iron pin; thence, N 87 degrees 08 minutes 08 seconds W 132.84' to an iron pin; thence, S 02 degrees 26 minutes 30 seconds W 109.49' to an iron pin; thence, N 87 degrees 04 minutes 53 seconds W 539.78' to an iron pin in the easterly line of the said Metro Power Board property; thence, with the Metropolitan Government property the following two calls: N 05 degrees 32 minutes 43 seconds E 109.60' to an iron pin; thence N 87 degrees 04 minutes 53 seconds W 360.37' to the point of beginning. For Informational purposes only, containing 5.01 acres more or less.

Being the same property conveyed to Willie Taylor and wife, Rebecca Taylor by Warranty Deed from Michael D. Rippetoe and wife, Karen E. Rippetoe, dated April 10, 2009 and recorded April 17, 2009 in Instrument No. 20090417-0035040, Register's Office of Davidson County, Tennessee.

JW2026-777

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 3569 Brick Church Pike, Nashville, TN 37207
(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 23rd day of July, 2026

WILLIE TAYLOR

REBECCA TAYLOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willie Taylor and Rebecca Taylor, the bargainors, 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 and official seal this 23rd day of July, 2026.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Notary Public

JW2026-777