WARRANTY DEED

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

File No. CH-26-3069

ANITA L PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-29-2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Paige E Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paige E. Wright	Highlands Residential Mortgage, LTC	
(NAME)	(NAME)	
1134 Alandee Street	950 West Bethany Drive, Ste 800	052-13-0B-088.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Allen, TX 75013	
(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, I/we, **EAC Holdings, LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paige E. Wright, unmarried**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot/Unit No. 131, on the Condominium Site Plan of Phase II-C, Section 3, River Glen, a Planned Unit Development, of record in Plat Book 9700, Pages 18 and 19, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to EAC Holdings, LLC by Warranty Deed from Jessica Petty Ray f/k/a Jessica C. Petty and husband, Kenneth A. Ray of record in Instrument No. 20150514-0044476 Register's Office for Davidson County, Tennessee, dated May 12, 2015 and recorded on May 14, 2015.

This is property more commonly known as 1134 Alandee Street, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Karen Johnson
Batch # 1452345
07/29/2026 09:34:33 AM
Fees: $13.00 Taxes: $925.00
Davidson County
DEEDWARR
2 pgs
20260729-0069478

Witness my/our hand this 27th day of July, 2026.

EAC Holdings LLC, a Tennessee Limited Liability Company

By: _____
Elizabeth Beryl Fulghum, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Elizabeth Beryl Fulghum, with whom I am personally acquainted and who, upon oath, acknowledged herself to be the Managing Members for EAC Holdings LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that she is the Managing Member of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Member.

Witness my hand and seal, at office in NASHVILLE, TN, this 27th day of July, 2026.

_____
Notary Signature

Printed Name: BRANDON LIPPMAN

My commission expires: 3-2-27

