WARRANTY DEED

Karen Johnson Davidson County
Batch # 1455512 DEEDWARR
08/04/2026 09:51:24 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20260804-0071525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JULIA WILLIAM TURMAN NOTARY PUBLIC TENNESSEE 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
EPGH Holdings, LLC	Same as New Owner	
(NAME)	(NAME)	
905A Potter Ln		083-12-2B-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-1117		
(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, **EQUITY PARTNERS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EPGH HOLDINGS, 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, being Unit No. A on the Plan of Homes At 905 Potter Lane, Horizontal Property Regime, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240805-0059520, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Allen Perry, a married man, by General Warranty Deed from Stephen W. Pillow, a resident of the State of Tennessee, as to one-eighth (l/8th) undivided tenant-in-common interest, Karen P. Groves, a resident of the State of Tennessee, as to a one-eighth (1/8th) undivided tenant-in-common interest, Becky Brown Austin, a resident of the State of North Carolina, as to a one-eighth (l/8th) undivided tenant-in- common interest, Robert W. Brown, a resident of the State of North Carolina, as to a one-eighth (l/8th) undivided tenant-in-common interest, Charles D. Lowe, a resident of the State, of Tennessee, as to a one-twelfth (l/12th) undivided tenant-in-common interest, William E. Lowe, a resident of the State of Tennessee, as to a one- twelfth (l/12th) undivided tenant-m-common interest, Sandra L. Gaither, a resident of the State of Tennessee, as to a one-twenty-fourth (l/24th) undivided tenant-in-common interest, Susan L. Hunt, a resident of the State of Tennessee, as to a one-twenty fourth (1/24th) undivided tenant in common interest, John L. Little, a resident of the State of Minnesota, as to a one-twenty-fourth (l/24th) undivided tenant-in-common interest, William Anderson Little, a resident of the State of Tennessee, as to a one-forty- eighth (l/48th) undivided tenant-in-common interest, Ann Shannon Dahlgren, a resident of the State of Tennessee, as to a one-twenty-fourth (l/24th) undivided tenant-in- common interest, Stephanie D. Bratcher, a resident of the State of Tennessee, as to a one-thirty-sixth (1/36th) undivided tenant-in-common interest, Justin H. Lowe, a resident of the State of Tennessee, as to a one-thirty-sixth (1/36th) undivided tenant-in-common interest, Courtney Mankin, a resident of the State of Tennessee, as to a one-thirty-sixth (l/36th) undivided tenant-in-common interest, Gary J. Little, a resident of the State of Georgia, as to a one-seventy-second (l/72nd) undivided tenant-in- common interest, Randall L. Little, a resident of the State of Tennessee, as to a one- seventy-second (l/72nd) undivided tenant-in-common interest, Steven W. Little, a resident of the State of Tennessee, as to a one-seventy-second (l/72nd) undivided tenant- in-common interest, and Thomas Louis Little, a resident of the State of Colorado, as to a one-forty-eighth (1/48th) undivided tenant-in-common interest (collectively), dated September 11, 2023 and recorded September 25, 2023 in Instrument No. 20230925-0075077, Register's Office of Davidson County, Tennessee; and Scrivener's Affidavit of record in Instrument No. 20231128-0091697, said Register's Office.

Being the same property conveyed to Equity Partners Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Allen Perry, married of record in Instrument No. 202505020034198 Register's Office for Davidson County, Tennessee, dated April 30, 2025 and recorded on May 02, 2025.

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.

JW2026-1029

unimproved
This is improved x property, known as 905A Potter Ln, Nashville, TN 37206-1117
(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 31st day of July, 2026

EQUITY PARTNERS GROUP, LLC

BY: _____

DEREK SANDOVAL, MEMBER

_____

COLIN ELLIS, MEMBER

_____

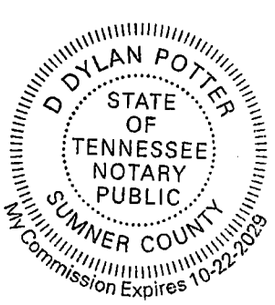
KACY ELLIS, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Derek Sandoval, Colin Ellis, and Kacy Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Members of Equity Partners Group, LLC, and that he as such Members of Equity Partners Group, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Members of Equity Partners Group, LLC.

Witness my hand and official seal this 31st day of July, 2026.

Commission expires:



_____
Notary Public

JW2026-1029