WARRANTY DEED

Karen Johnson Davidson County
Batch# 1458882 DEEDWARR
08/12/2026 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $7,135.45
20260812-0074354

File #26-TC-0210-O

(SEAL)

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,928,500.00**.

Affiant

SUBSCRIBED AND SWORN ~~TO~~ BEFORE ME, THIS THE 5 DAY OF August, 2026.

Notary Public
MY COMMISSION EXPIRES: 10/4/26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
210 Jackson LLC (NAME)	**NEW OWNER** (NAME)	
1123 Nichol Lane (ADDRESS)	(ADDRESS)	**116 10 0 037.00**
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ANN VINES ROBERTS, AN UNMARRIED WOMAN,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

210 JACKSON LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly part of Lot No. 5 on the Plan of JOHNSON BRANSFORD SUBDIVISION OF PARTS OF LOTS NO. 1, 2, AND 44 IN THE SUBDIVISION OF DEER PARK, BELLE MEADE, of record in Plat Book 421, Page 115, Register's Office for Davidson County, Tennessee, further described as follows:

Beginning on the Northerly margin of Jackson Boulevard, formerly a private road, at the corner of Lots No. 5 and 6; thence with said Boulevard Westwardly 100 feet to the corner of Lots No. 4 and 5; thence with the line between said two lots Northwardly 287 feet 2 inches, more or less to the Southwest corner of the property conveyed to Johnson Bransford and wife, by deed from Birdie Lee Hill and husband, of record in Book 848, Page 165, said Register's Office; thence with the Southerly line of said Bransford property, Eastwardly 100 feet, more or less, to the Westerly line of Lot No. 6; thence with said line, Southwardly 275 feet 8 inches, more or less, to the beginning.

Being the same property conveyed to Martin S. Roberts, Jr., unmarried, Warranty Deed from Michael A. Corbett and wife Catherine L. Corbett, of record in Book 11388, Page 514, in the Register's Office of Davidson County, Tennessee, dated March 16, 1999, and recorded on March 17, 1999.

Being the same property conveyed to Ann Vines Roberts, Quitclaim Deed from Martin S. Roberts, Jr., of record in Book 11529, Page 359, in the Register's Office of Davidson County, Tennessee, dated May 29, 1999, and recorded on June 15, 1999.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* County of Davidson taxes for the year 2026 and thereafter, not yet due and payable.
* City of Belle Meade taxes for the year 2026 and thereafter, for tax parcel identification number 116 10 0 037.00, 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 MAP OF JOHNSON BRANSFORD'S SUBDIVISION OF PART OF LOTS NO. 1-2 AND 44 IN SUBDIVISION OF DEER PARK BELLE MEADE, as recorded in Plat Book 421, Page(s) 115.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **210 Jackson Boulevard, Nashville, TN 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the **5th** day of **August, 2026**.

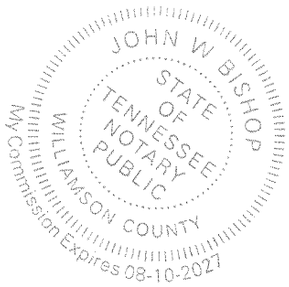
Ann Vines Roberts

Ann Vines Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of August, 2026, before me personally appeared Ann Vines Roberts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of August, 2026.



Notary Signature
My commission expires:

True Copy Certification

I, **Jodi Jackson,** 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 this the 5 day of August, 2026.

Affiant Signature
Date 8/5/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027