Karen Johnson Davidson County
Batch# 1459344 DEEDWARR
08/13/2026 12:21:30 PM 4 pgs
Fees: $23.00 Taxes: $635.66
20260813-0075416

Name and Address of New Owner:
Alexander Capital LLC
168 Walls Drive
Hazel Green, AL 35750

Send Tax Bills To:
Trident Realty Investments, LLC
17103 Preston Road, Ste 250
Dallas, TX 75248

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 080-04-0-066.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Harold Douglas Plemons and Carolyn R. Plemons a/k/a Carolyn S. Plemons, Trustees of the Plemons Community Property Revocable Trust dated 04/29/2026**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Alexander Capital LLC, an Alabama Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being parts of Lot Nos. 16 and 17 on the Plan of unrecorded plan of re-subdivision of Lot Nos. 1 to 8, both inclusive of Block 2, in G. T. Sheegog's Subdivision and described according to a survey made by S. R. Sandford, Jr., Surveyor, dated February 28, 1945, as follows:

Beginning at a point in the center of Old Hydes Ferry Road, at a point, 189.5 feet south easterly from the centerline of Asylum Road, being the corner of the property conveyed to Joe B. Sullivan and JM Robinson by deed from AA Dugger and wife, as of record in Book 1316, page 255, Register's Office; thence along Sullivan and Robinson's southeasterly line, northeasterly 152 feet 2 inches to a point in the southwesterly margin of the property conveyed to Lucile Meadows by deed from AA Dugger and wife, as of record in Book 1308, Page 235; thence along Meadow's southwesterly line, southeasterly 75 feet to a point; thence southwesterly 183 feet 4 inches to a point in the centerline of Old Hydes Ferry Road; thence with the center of the same, northwesterly 81.2 feet to the beginning.

Being the same property conveyed to Harold D. Plemons and wife, Carol Plemons aka Carolyn Plemons, by Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation, of record in Instrument No. 20070906-0106799, Register's Office for Davidson County, Tennessee, dated August 29, 2007 and recorded on September 6, 2007.

Being the same property conveyed to The Plemons Community Property Revocable Trust dated 04/29/2026 by Quitclaim Deed from Harold D. Plemons, and wife, Carol Plemons aka Carolyn Plemons, of record in Instrument No. 20260526-0047559, Register's Office for Davidson County, Tennessee, dated May 20, 2026 and recorded on May 26, 2026.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 3208 Hydes Ferry Road, Nashville, Tennessee 37218.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that they is lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 7th day of August, 2026.

The Plemons Community Property Revocable Trust
dated 04/29/2026

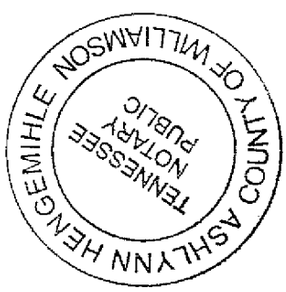
By: Harold Douglas Plemons (SEAL)
Harold Douglas Plemons, Trustee

By: Carolyn R. Plemons (SEAL)
Carolyn R. Plemons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Harold Douglas Plemons and Carolyn R. Plemons, Trustees of The Plemons Community Property Revocable Trust dated 04/29/2026, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of August, 2026.



Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $171,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 7th day of August, 2026.

Notary Public
My commission expires: 5/12/30

File No. GNT-26-4771



Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 8/7/26.

Affiant Signature

8/7/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 7 day of August, 2026.

Notary Signature

My Commission Expires: 5/12/30

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON