BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1459842 DEEDWARR
08/17/2026 09:20:16 AM 2 pgs
Fees: $13.00 Taxes: $14,970.20

20260817-0076287

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,046,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF August, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHILLIAN 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
Jonathan Goodman	New Owner	
(NAME)	(NAME)	115 06 0 010.00
6544 Brownlee Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, WE, **BRG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN GOODMAN, A MARRIED MAN,** 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 Lot No. 138 on the Plan of SECTION TWO WEST MEADE ESTATES of record in Plat Book 2900, Page 118, 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 the same property conveyed to Lauren Tumminello, by Warranty Deed from Frances J Durham, Trustee of the Harold L. Durham Family Living Trust (50 Percentage interest), of record in Instrument No. 20190513-0044510, in the Register's Office of Davidson County, Tennessee, dated April 30, 2019 and recorded on May 13, 2019. Also see Quitclaim Deed for Correction of Scrivenor's Error recorded in Instrument No. 20250319-0019591.

Being the same property conveyed to BRG, LLC., a Tennessee Limited Liability Company, by Warranty Deed from Lauren Tumminello, unmarried, of record in Instrument No. 20250319-0019592, in the Register's Office of Davidson County, Tennessee, dated March 14, 2025 and recorded on March 19, 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.

unimproved
This is improved x property, known as 6544 Brownlee Drive, Nashville, TN 37205
(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 6th day of August, 2026

BRG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY:_____
BILLY JENKINS, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Billy Jenkins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the sole member of BRG, LLC, a Tennessee limited liability company the within named bargainor, a limited liability company and that he as such the sole member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as sole member.

Witness my hand and official seal this 6th day of August, 2026.

Commission expires:

DYLAN POTTER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/22/2029
COUNTY OF SUMNER

_____
Notary Public