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

BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260755178

Karen Johnson Davidson County
Batch # 1459854 DEEDWARR
08/17/2026 09:29:23 AM 2 pgs
Fees: $13.00 Taxes: $2,183.00
20260817-0076302

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $590,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of August, 2026.

Notary Public
My Commission Expires:

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
LC Group, LLC. 4301 Hillsboro Pike, Ste 300 Nashville, TN 37215	New Owner	Tax Parcel ID No. 091 15 0 084.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathleen Elizabeth Delgiorno and Micah V. Smith, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LC Group, LLC, Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Part of Block 14 on the Plan of REALTY SAVINGS BANK & TRUST CO.'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, of record in Plat Book 421, Page 18, in the Register's Office for said County, described as follows, to wit:

Beginning on the Westerly margin of 53rd Avenue, formerly 12th Street, at a point 220 feet South of the Southerly margin of Nevada Avenue, thence with the Westerly margin of 53rd Avenue, Southwardly 50 feet to the Northeast corner of the property conveyed to Clevis Baker and wife, by deed from Julius Parman et al, of record in Book 1450, Page 65, said Register's Office; thence with said Bakers Northerly line Westerly 137 feet, more or less, to the Easterly margin of the right of way of a proposed spur track of the N.C. & St. L. Railway; thence with said right of way, Northwardly 50 feet; thence Eastwardly 138 feet, more or less, to the beginning.

Being the same property conveyed to Kathleen Elizabeth Delgiorno and Micah V. Smith, wife and husband, by Warranty Deed from Ashley Kuzma, married, of record in Instrument No. 20200915- 0105395, in the Register's Office of Davidson County, Tennessee, dated September 14, 2020 ,and recorded on September 15, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 REALTY SAVINGS BANK & TRUST CO.'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, as recorded in Plat Book 421, Page(s) 18.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 225 53rd Avenue North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of August, 2026.

Kathleen Elizabeth Delgiorno

Micah V. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathleen Elizabeth Delgiorno and Micah V. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2026.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028