THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 26065476O**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,590,000.00. Affiant Subscribed and sworn to before me, this 14th day of August, 2026. Notary Public My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 03-07-2026

Karen Johnson Davidson County
Batch # 1459856 DEEDWARR
08/17/2026 09:30:14 AM 2 pgs
Fees: $13.00 Taxes: $9,583.00
20260817-0076304

WARRANTY DEED

Address New Owner: Kevin Chadwell and Linda Chadwell 1131 Maplehurst Avenue Unit A Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-16-0M-001.00

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, **JGP Achiever Infill, LLC, Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Chadwell and Linda Chadwell, husband and wife**, ("Grantees"), their 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 Unit A on the plan of 1115 Maplehurst Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1115 Maplehurst Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20250723-0058163, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being a part of the same property conveyed to JGP ACHIEVER INFILL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from WALTER CODY LEAVER, III AND CAROL H. LEAVER, HUSBAND AND WIFE AND BARBARA ANNE LEAVER JORDAN, of record in Instrument No. 20250415-0028619, dated April 11, 2025, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 117-16-0M-001.00.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20250723-0058163, said Register's Office.

This is improved property located at 1131 Maplehurst Avenue Unit A Nashville TN 37204

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.

JGP Achiever Infill, LLC

By: John Gray Palmer, III, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared John Gray Palmer, III, 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 Manager (or other officer authorized to execute the instrument) of JGP Achiever Infill, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Manager has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid Manager.

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

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030