BOX 10-A

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

This Instrument Prepared By:
Martha Brooke Perry
Balthrop, Perry, & Noe, PLLC
102 Boyd Street
Ashland City, TN 37015

Timothy W. Terry, and LeAnne P. Terry

To New Owners: BRG, LLC

Karen Johnson Davidson County
Batch # 1459860 DEEDWARR
08/17/2026 09:50:56 AM 2 pgs
Fees: $13.00 Taxes: $3,792.50
20260817-0076307

Send Tax Bills To:
4458 Legendary Dr Ste 200
Destin, FL 32541

Map & Parcel No: 102-15-72

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, we, **Timothy W. Terry, and LeAnne P. Terry**, "Grantors" herein, have bargained and sold and by these presents do hereby convey unto **BRG LLC,** a Tennessee Limited Liability Company, "Grantee" herein, Grantee's successors and assigns, all our right, title, and interest in and to the following described property:

Land in Davidson County, Tennessee, being Lot No. 254 on the Plan of Brook Meade, Section VII, of record in Book 2331, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Timothy W. Terry and wife, LeAnne P. Terry by deed from Thomas A. Bond, Jr., and wife, Peggy J. Bond recorded August 7, 2006, at Instrument No. 20060807-0096928, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of the 2026 Davidson County property taxes, which have been prorated between the parties, and payment of which is assumed by Grantee herein. This conveyance is also subject to all easements, setback lines, and all other matters shown on the plat of record at Record Book 2331, page 5, Register's Office of Davidson County, Tennessee.

This is improved property known as 758 Templeton Dr., Nashville, Tennessee 37205, and this is the same description as the prior deed of record.

To have and to hold said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the Grantee, and the Grantee's successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the interest set forth herein in said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. Grantors further covenant and bind themselves and Grantors' heirs, successors, and assigns, against the lawful claim of all persons, whomsoever.

IN WITNESS WHEREOF, Grantee have hereunto set their hand on the 12TH day of August, 2026.

Timothy W. Terry

LeAnne P. Terry

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Timothy W. Terry, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand, at office, this 12th day of August, 2026.

Notary Signature My commission expires: 7/25/29

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LeAnne P. Terry, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand, at office, this 12th day of August, 2026.

Notary Signature My commission expires: 7/25/29

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value for this transfer, whichever is greater, is $1,025,000.00.

Grantee/Affiant

Sworn to and subscribed before me this 14th day of August, 2026.

Notary Signature
My commission expires: