Karen Johnson Davidson County
Batch# 1462355 DEEDWARR
08/20/2026 11:52:30 AM 5 pgs
Fees: $28.00 Taxes: $4,625.00
20260820-0077634

WARRANTY DEED

THIS INDENTURE, made and entered into this 17 day of August **2026,** by and between **MICHAEL A. RIVALTO, THE TRUSTEE OF THE MICHAEL A. RIVALTO REVOCABLE LIVING TRUST DATED OCTOBER 21, 2020**, a Tennessee Revocable Living Trust, and **FJ PADS, LLC**, a Nevada limited liability company (hereinafter "Grantee"), party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee of the following described real estate, situated and being in the County of Davidson, State of Tennessee.

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This being part of the same property conveyed to Michael A. Rivalto, Trustee of the Michael A. Rivalto Living Trust dated October 21, 2020, by Quit Claim Deed from Michael A. Rivalto, a married person, and recorded at Instrument Number **202208250095925** in the Register's Office of Davidson County, Tennessee.

Tax Parcel ID's #: 106-07-0-068.00

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the said Grantee, their heirs and assigns in fee simple forever.

And the said Grantor does hereby covenant with the said Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that the same is unencumbered except 2026 Davidson County taxes, not yet due and payable, which Grantee assumes and agrees to pay; and all matters shown on plat(s) of record in Plat Book 332, Page 120; Plat Book 547, Page 15; and Instrument No. 201508250085730; and terms and provisions of Agreement for Dedication of easement for Sanitary Sewers and/or Storm Drainage by and between McDowell Development Corp. and Metropolitan Government of Nashville and Davidson County, of record in Book 3768, Page 282; and Property Modifications of record in Instrument No. 200804090035753; and the terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Michael Rivalto, of record in Instrument No. 201405080039402; all recorded in the Register's Office of Davidson County, Tennessee; lack of direct access to highways I-24 and I-40, and any portion of the land that is embraced within the bounds of any public road or thoroughfare, and any rights retained by the Metropolitan Government of Nashville and Davidson County contained in Ordinance Bill No. 67-141.

And that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The words Grantor and Grantee shall include the plural where appropriate, and pronouns shall be construed according to their proper gender and number according to the context thereof.

WITNESS THE SIGNATURE of the said Grantor of the day and year first above written.

MICHAEL A. RIVALTO, THE TRUSTEE OF THE MICHAEL A. RIVALTO REVOCABLE LIVING TRUST DATED OCTOBER 21, 2020

By: _____
Michael A. Rivalto

Its: Trustee

STATE OF Florida
COUNTY OF Walton

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Michael A. Rivalto, 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 Trustee of the Michael A. Rivalto, Trustee of the Michael A. Rivalto Living Trust dated October 21, 2020, the within named bargainor, a Tennessee Revocable Living Trust, and that he as such Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as such Trustee.

WITNESS my hand and seal at office this 30th day of July, 2026.

_____
Notary Public

My Commission Expires: 12-12-2027

GAVEN G. MCQUEEN
MY COMMISSION # HH 433183
EXPIRES: December 12, 2027

STATE OF TENNESSEE, COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$1,250,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this _____ day of _____ 2026.

_____
Notary Public

My Commission Expires:

WITNESS THE SIGNATURE of the said Grantor of the day and year first above written.

MICHAEL A. RIVALTO, THE TRUSTEE OF THE MICHAEL A. RIVALTO REVOCABLE LIVING TRUST DATED OCTOBER 21, 2020

By:_____
Michael A. Rivalto

Its: Trustee

STATE OF _____
COUNTY OF _____

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Michael A. Rivalto, 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 Trustee of the Michael A. Rivalto, Trustee of the Michael A. Rivalto Living Trust dated October 21, 2020, the within named bargainor, a Tennessee Revocable Living Trust, and that he as such Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as such Trustee.

WITNESS my hand and seal at office this _____ day of _____, 2026.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE, COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$1,250,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

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

_____
Notary Public

My Commission Expires: Jan 22, 2030

MYLES BEALE
Notary Public, State of Nevada
Appointment No. 26-0561-01
My Appt. Expires Jan 22, 2030

Tax Parcel Numbers: 106-07-0-068.00

Property Address:

728 Murphreesboro Pike
Nashville, Tennessee 37210

This Instrument Prepared by:
Robin W. Webb, Esq.
The Winchester Law Firm
7515 Corporate Centre Drive
Germantown, Tennessee 38138

Property Owner:

FJ Pads, LLC

3987 Paradise Road

Las Vegas, NV 89169

Mail Tax Bills To: FJ

Pads, LLC

3987 Paradise Road

Las Vegas, NV 89169

EXHIBIT 'A'

Being Lot 3, MINOR SUBDIVISION plat of the MICHAEL A. RIVALTO PROPERTY, as shown on plat of record in Instrument No. 201508250085730, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Michael A. Rivalto, the trustee of the Michael A. Rivalto Revocable Living Trust dated October 21, 2020, by Deed from Michael A. Rivalto, a married person, of record in Instrument No. 202208250095925, in the Register's Office of Davidson County, Tennessee.