THIS INSTRUMENT PREPARED BY:

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Karen Johnson Davidson County
Batch# 1463107 DEEDWARR
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Fees: $23.00 Taxes: $74,000.00
20260825-0078646

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
5403 Stanford Drive Trust 5403 Stanford Drive Nashville, TN 37215	5403 Stanford Drive Trust c/o Wiatr & Associates 1212 8th Ave. S, Ste 102 Nashville, TN 37203	131-13-0-010.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **5403 STANFORD DRIVE, LLC, A TENNESSEE LIMITED IABILITY COMPANY** ("Grantor" herein), has bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **R.L. MOORE, TRUSTEE OF THE 5403 STANFORD DRIVE TRUST, DATED JULY 27, 2026** ("Grantee" herein), his successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Situate in the 34th Council District of Davidson County, Tennessee and being the same property of record and described in Instrument 20201028-0124668, Registers Office of Davidson County, Tennessee (RODC, TN) and more particularly described as follows:

Beginning at an iron pin with cap (NORTHCUT-1529) found in the common line of Amy Brown and Geoffrey H. Brittingham, of record in Instrument 20071218-0145 (RODC, TN), thence with said common line with Brown and Brittingham, N 21°50'49" E 50.14' to a concrete monument found in the line of the Pamala J. Clements Revocable Trust, of record in Instrument 20170420-0038793 (RODC, TN); thence with the common line of said Pamala J. Clements Revocable Trust, the following three (3) courses and distances: 1) N 27°03'52" E a distance of 273.18' to an iron pin with cap (2287) found; thence 2) S 64°46'51" E a distance of 199.71' to an iron pin with cap (RAGAN-SMITH) found; thence 3) N 27°46'19" Ea distance of 35.08' to an iron pin with cap (RAGAN-SMITH) found in the common line of Andrew East and Shawn Johnson, of record in Instrument 20201109-0131464 (RODC, TN); thence with the common line of said East and Johnson, the following two (2) courses and distances: 1) N 27°46'22" E a distance of 213.60' to an iron pin with cap (RAGAN-SMITH) found; thence 2) S 63°04'54" E a distance of199.85' to an iron pin with cap (RAGAN-SMITH) found in the common line of Ronald Richards and Amy Payne, of record in Instrument 20200903-0100283 (RODC, TN); thence with the common line of said Richards and Payne, S 64°32'39" E a distance of 150.00' to an iron pin with cap (CESO) set in the common line of Franklin and Julia Jarman, of record in Instrument 20201113-0140382 (RODC, TN); thence with said common line of said Jarman the following five (5) courses and distances: 1) S 33°29'12" W a distance of 342.23' to an iron pin found; thence 2) S 52°02'07" E a distance of 36.03' to an iron pin found; thence 3) S 30°59'57" W a distance of 122.61' to an iron pin found; thence 4) S 49°33'03" W a distance of 112.27' to an iron pin found; thence 5) S 38°31'46" W a distance of 50.00' to an iron pin with cap (CESO) set in the common line of Thomas Edgeworth and Brooke Davis, of record in Instrument 20200428-0044060 (RODC,TN); thence with said common line of said Edgeworth and Davis, N 51°58'14" W a distance of 100.00' to an iron pin found in the common line of Robert and Caroline McNeilly, of record in Instrument 20140624-0054741(RODC, TN); thence with said common line of said McNeilly, N 51°58'14" W a distance of 200.00' to an iron pin found in the common line of said Brown and Brittingham; thence with said common line of said Brown and Brittingham, N 68°22'46" W a distance of 190.05' to the Point of Beginning, having an area of 5.950 acres (259,179 square feet), more or less, according to the survey dated May 4, 2021, by William J. Huffman, Surveyor, License No. 1754.

Ingress and Egress to the above described tract is over an easement as set out in Book 1001, page 505, said Register's Office, and quoted as follows:

"As a part of the consideration, the parties of the second part, the Grantors, dedicate forever a thirty-five foot roadway across the south end of Lot 32 up to the east line of said Lot 53, as

indicated and shown on the scale map of Westwood, as of record in Book 974, page 14, Register's Office of Davidson County, Tennessee, and an easement of right-of-way of thirty-five feet, commencing at the point where the said roadway dedicated across the south end of Lot 32 touches the east line of Lot 53, is granted by the parties of the first part, and said easement of right-of-way running across the south end of Lot 53 to the east line of Lot 52, to be located as shown on the said map of Westwood, as of record in Book 974, page 14, Register's Office of Davidson County, Tennessee. Said thirty-five foot easement is a perpetual easement for the benefit of Lots 52 and 54."

ALSO Conveyed herewith is an Ingress/Egress Easement as set out in Book 1001, Page 505 and further granted in Book 6307, Page 844.

ALSO Conveyed is an Easement to cut and trim vegetation for the purpose of maintaining a vista as granted in Book 6307, Page 844.

Being the same property conveyed to DAC PROPERTIES, LLC, by deed from JOHN GRAY PALMER , JR., UNMARRIED AND MARY COLEMAN PALMER, MARRIED, of record in Instrument No. 20210830-0116357, dated August 27, 2021, said Register's Office.

DAC PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY further to 5403 STANFORD DRIVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed of record in Instrument No. 20231031-0085193, dated October 30, 2023, said Register's Office.

Being improved property known as: 5403 Stanford Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, his successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2026 real property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 19th day of August, 2026.

5403 STANFORD DRIVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: NOVO DESIGN BUILD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: MARVIN MORRIS
ITS: CHIEF EXECUTIVE OFFICER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared MARVIN MORRIS 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 CHIEF EXECUTIVE OFFICER OF NOVO DESIGN BUILD, LLC, A TENNESSEE LIMITD LIABILITY COMPANY, as MANAGER for 5403 STANFORD DRIVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that in such capacity, he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 19th day of August, 2026.

Notary Public

My Commission Expires: 3/6/29

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$20,000,000.00.**

Sworn to and subscribed before me this 19th day August, 2026.

Notary Public

My Commission Expires: 11-5-29

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on August 19, 2026. (date of document).

Signature

Date: 8-25-26

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 25th day of August, 2026.

Tracey Perry
Notary Public

My commission Expires: 11-5-29

TRACEY PERRY
SEAL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON