THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P26-17608-BW	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,965,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 2026 Notary Public MY COMMISSION EXPIRES: 11-9-2028 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1467104 DEEDWARR
09/02/2026 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $7,270.50
20260902-0081349

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Nov 9, 2028

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
101 Abbottsford, LLC	New Owner	
105 Westpark Drive, Suite 190		117-13-0B-128.00-CO
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Holland Ashley Conner Trust u/a/d December 13, 2004 and Lewis Forrest Conner Trust u/a/d December 13, 2004**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **101 Abbottsford, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat, Resubdivision of Lots 100 and 101, Phase One-Abbottsford P.U.D. of record as Instrument No. 20011003-0107282, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lewis H. Conner Jr. and wife, Ashley W. Conner by Warranty Deed from Adam J. Liff, Trustee of the Adam J. Liff Living Trust u/d/a September 14, 2004 of record in Instrument No. 20080401-0032476 Register's Office for Davidson County, Tennessee, dated March 31, 2008 and recorded on April 01, 2008.

Being the same property conveyed to Ashley W. Conner by Quitclaim Deed from Lewis H. Conner, Jr. of record in Instrument No. 20100915-0073309 Register's Office for Davidson County, Tennessee, dated September 14, 2010 and recorded on September 15, 2010.

Being the same property conveyed to Ashley W. Conner, Trustee of the 2004 Conner Residence Trust dated December 13, 2004 by Warranty Deed from Ashley W. Conner of record in Instrument No. 20100915-0073310 Register's Office for Davidson County, Tennessee, dated September 14, 2010 and recorded on September 14, 2010.

Being the same property conveyed to Undivided 50% interest to Ashley W. Conner, Trustee of the Lewis Forrest Conner Trust u/a/d December 13, 2004, and an undivided 50% interest to Ashley W. Conner, Trustee of the Holland Ashley Conner Trust u/a/d December 13, 2004 by Quitclaim Deed from Ashley W. Conner, Trustee of the 2004 Conner Residence Trust dated December 13, 2004 of record in Instrument No. 20141216-0114884 Register's Office for Davidson County, Tennessee, dated December 11, 2014 and recorded on December 16, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **101 Abbottsford, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 27th day of August, 2026.

Holland Ashley Conner Trust u/a/d December 13, 2004

BY: Ashley W. Conner, Trustee
Ashley W. Conner, Trustee

Lewis Forrest Conner Trust u/a/d December 13, 2004

BY: Ashley W. Conner, Trustee
Ashley W. Conner, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ashley W. Conner** with whom I am personally acquainted and who upon his/her oath acknowledged herself to be the **Trustee** of the **Holland Ashley Conner Trust u/a/d December 13, 2004,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Ashley W. Conner** as such **Trustee.**

Witness my hand and official seal this the 27th day of August, 2026.

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ashley W. Conner** with whom I am personally acquainted and who upon his/her oath acknowledged herself to be the **Trustee** of the **Lewis Forrest Conner Trust u/a/d December 13, 2004,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Ashley W. Conner** as such **Trustee.**

Witness my hand and official seal this the 27th day of August, 2026.

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, do herby 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 exact copy of the original document executed and authenticated according to the law of this the 27th day of August, 2026.

08/27/2026

Robert L. Scruggs, Affiant — Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 27th day of August, 2026.

Notary's Signature

My Commission Expires: **07/02/2029**

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2029