Karen Johnson Davidson County
Batch# 1467530 DEEDWARR
09/02/2026 03:48:30 PM 6 pgs
Fees: $33.00 Taxes: $5,735.00
20260902-0081464

This Instrument Prepared By:

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Name and Address of New Owner:
Ryan Scott Stephens and Maleah D. Stephens, Co-Trustees of The Stephens Family Trust
829 Gale Ln
Nashville, TN 37204

Send Tax Bills To:
New Owner

Map & Parcel No: 118-06-0-186.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **Derrick Morgan, Trustee of The 2016 DM Investment Trust UAD July 27, 2016, and Hyperion Holdings, a Tennessee General Partnership** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ryan Scott Stephens and Maleah D. Stephens, Co-Trustees of The Stephens Family Trust UAD January 22, 2025** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, successors or assigns of the Grantee, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any heirs, successors or assigns of the Grantee, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Real Estate in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantor does hereby covenant and bind Grantor, and any heirs, successors and assigns of Grantor, to warrant and forever defend the title to the said Real Estate against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 28th day of August, 2026.

By: _____
Derrick Morgan, Trustee of The 2016 DM Investment Trust UAD July 27, 2016

Hyperion Holdings, a Tennessee General Partnership

By: JNT Legacy Trust, its Partner

By: _____
Lee Turley, Authorized Agent

By: FTS Investments, LLC, a Tennessee limited liability company, its Partner

By: _____
Scott Stephens, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Derrick Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the The 2016 DM Investment Trust UAD July 27, 2016, the within named bargainor, and is authorized by the Trust document to execute this instrument on its behalf.

WITNESS my hand, at office, this 28th day of August, 2026.

_____
Notary Public
My Commission Expires: 3/5/2030

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202609020081464

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared LEE TURLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of JNT LEGACY TRUST, a partner of HYPERION HOLDINGS, a Tennessee general partnership, the within-named bargainor, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of JNT LEGACY TRUST, by himself as such Authorized Agent.

WITNESS my hand, at office, this 28th day of August 2026.

Notary Public
My Commission Expires: 3/5/2030

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared SCOTT STEPHENS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of FTS INVESTMENTS, LLC, a Tennessee limited liability company, a partner of HYPERION HOLDINGS, a Tennessee general partnership, the within-named bargainor, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of FTS INVESTMETNS, LLC, by himself as such Authorized Agent.

WITNESS my hand, at office, this 28th day of August 2026.

Notary Public
My Commission Expires: 3/5/2030

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,550,000.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of August, 2026.

Notary Signature
My commission expires: 5/8/29

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Legal Description

Land in the 17th Councilmanic District, City of Nashville, Davidson County, Tennessee, being part of Lot 19-B on the Plan of Battlefield Estates, Section One, of record in Plat Book 843, Pages 96 and 97, Register's Office for said County, and more particularly described in boundary survey prepared by Crawford & Cummings, P.C. dated August 31, 2016 as follows:

To find the point of beginning commerce from the centerline extension of Vaulx Lane to the southerly right-of-way margin of Gale Lane (right-of-way varies); Thence, with said right-of-way margin, easterly 340 feet to an iron rod (found), being the northeast corner of the herein described tract and the Point of Beginning;

Thence, leaving said right of way margin and with the westerly line of the David W. Vaughn Sr. tract, recorded in Deed Book 9295, page 344, R.0.D.C., Tennessee, South 11 degrees 12' 53" East, a distance of 100.00 feet to an iron rod (set) also being the southeast corner of the herein described tract; Thence, continuing with the Vaughn tract, North 89 degrees 40' 12" West, a distance of 50.00 feet to an iron rod (set) the east line of Lot 18-B on the Plan of Battlefield Estates, Section One, also being part of the William Christopher Reynolds Tract, recorded in Instrument No. 20150710- 0067038, R. O. D. C., Tennessee and the southwest corner of the herein described tract; Thence, leaving the Vaughn tract and with the east line of Lot 18-B, North 11 degrees 12' 53 West (erroneously stated as East in prior deeds), for a distance of 100.000 feet to an iron rod (set) in the southerly right-of-way margin of Gale Lane, being the northeast corner of Lot 18-B and the northwest corner of the herein described tract; Thence, leaving Lot 18-B and with the southerly right-of-way margin of Gale Lane, South 89 degrees 40' 12" East, for a distance of 50.00 feet to the Point of Beginning and containing 4,898 Square feet or .011 Acres, more or less.

Being all the same property conveyed to DM Scovel Properties, LLC, a 50% undivided interest, and Hyperion Holdings, GP, a 50% undivided interest, as Joint Tenants in Common, by Warranty Deed dated October 7, 2016, from William Christopher Reynolds, a single person, of record in Instrument No. 20161011-0107405, Register's Office for Davidson County, Tennessee. The said DM Scovel Properties, LLC, further conveyed their 50% undivided interest to L and K Group Trust by Quitclaim Deed dated September 24, 2019, of record in Instrument No, 20190925-0097578, and corrected by Affidavit of Scrivener's Error, dated March 6, 2020, of record in Instrument No. 20200306-0025654, and further conveyed to The 2016 DM Investment Trust, DTD July 27, 2016, a Tennessee revocable trust, by Quitclaim Deed dated March 15, 2022, from L and K Group Trust, a Tennessee irrevocable trust, of record in Instrument No. 20220318-0031578, said Register's Office.

The said property being vested in The 2016 DM Investment Trust, DTD July 27, 2016, a Tennessee revocable trust as to a 50% undivided interest, and Hyperion Holdings, GP, as to a 50% undivided interest.

This Real Estate is more commonly known as 829 Gale Ln, Nashville, TN 37204.

EXHIBIT B

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2026 and subsequent years, not yet due and payable. Map and Parcel 118-06-0-186.00. Current year taxes have been prorated as part of closing and assumed by the Grantee.

3. All matters shown on the Plan of record in Plat Book 843, Pages 96 and 97, Register's Office for Davidson County, Tennessee.

4. Grant of Temporary Construction Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government of record in Book 11592, Page 855, said Register's Office.

202609020081464

I, Christy Tesch, 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 exact copy of the original document executed and authenticated according to law on 28th day of August, 2026.

Date: 28th day of August, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th day of August, 2026.



Notary Public
My commission expires: 5/12/2030