RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-42620-26

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MARTHA E. BARRY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1470457 DEEDWARR
09/09/2026 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260909-0083491

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 day of September, 2026.

NOTARY PUBLIC

My commission expires August 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fleisher Building Group LLC 1608 Fatherland Street Nashville, TN 37206	Same address as new owner	061-04-0-043

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($ 550,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **George A. Poor and wife, Brittney Poor**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Fleisher Building Group, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being part of Lot No. 11 of Block No. 3 on the Plan of A.J. McGaughey's Second Hayesboro Subdivision, as of record in Book 547, Page 43, Register's Office for said County, described as follows:

BEGINNING at a point where the lot line between Lots Nos. 11 and 12 intersects the west margin of Brush Hill Road; thence southerly 65 feet along the western margin of Brush Hill Road; thence South 36 deg. 17' West 40 feet to the southerly margin of Lot No. 11; thence westerly 270 feet to the corner of Lots Nos. 10 and 11; thence northerly 100 feet to the corner of Lots Nos. 11 and 12; thence easterly 300 feet to the point of beginning.

INCLUDED in the above description but expressly EXCLUDED therefrom is the following described property conveyed to Arlie William Frost and wife, Lottie K. Frost, by deed from Robert E. Barry and Marijo T. Barry, of record in Book 4165, Page 210, as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 11 of Block No. 3 on the Plan of A. J. McGaughey Second Hayesboro Subdivision, as of record in Book 547, Page 43, Register's Office for said County, described with reference to a survey by T.R. Sanford, Surveyor, dated 5/2/67, as follows:

BEGINNING at a point in the common rear corner of Lots 11 and 12 of said Subdivision; thence with the rear boundary line of Lot 11, southerly 51 feet more or less to a point; then North 82 deg. 14' East 12.3 feet more or less to a point in a rail fence; thence with said fence North 7 deg. 46' West 50 feet more or less to a point in the dividing line between said Lots 11 and 12; thence with said dividing line westerly 11 feet more or less to the point of beginning.

Being the same property conveyed to George A. Poor from Sylvia A. Poor by Quitclaim Deed dated October 24, 2016, and recorded October 31, 2016, in Instrument Number 20161031-0115008, said Register's Office.

Being the same property conveyed to G. Avery Poor and Sylvia A. Poor, husband and wife, from Joseph C.

Hafner by Warranty Deed dated June 26, 2009, and recorded July 16, 2009, in Instrument Number 20090716-0066743, said Register's Office.

INCLUDED in the above description but expressly EXCLUDED therefrom is the following described property conveyed to the State of Tennessee, by deed from Joseph C. Hafner, of record in Instrument Number 20010711-0073977, said Register's Office, being more particularly described as follows:

Beginning at the point of intersection of the existing west margin of Brush Hill Road and the north boundary of the Metropolitan Government of Nashville and Davidson County property; thence with said boundary south 87 degrees, 54 minutes, 36 seconds west 206.83 feet to a point, said point being 112.00 feet right of SR.155 proposed centerline station 534+25.72; thence with the proposed north margin of SR.155 north 80 degrees, 50 minutes, 46 seconds east 223.20 feet to a point, said point being 112.00 feet right of SR.155 proposed centerline station 532+02.52; thence with said existing margin southerly 31 feet more or less to the point of beginning, containing 2888 square feet

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 4411 Brush Hill Road, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 4 day of September, 2026

GRANTOR(S)

George A. Poor

Brittney Poor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, George A. Poor and Brittney Poor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 4 day of September 2026

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 31, 2027

Notary Public

Martha E. Berry

Printed Notary Name

My commission expires: August 31, 2027

Tennessee Certification of Electronic Document

I, Marty Berry, 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 9/4/26 (date of document).

Affiant Signature

9/4/26

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 4 day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-5-2026

NOTARY'S SEAL

