WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2026.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC — RACHEL MARIE COLLINS — COUNTY OF CHEATHAM

COMMISSION EXPIRES: 3/21/2028

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1470460 DEEDWARR
09/09/2026 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20260909-0083495

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
1306 Belmont Park CT LLC	Same As New Owner	131-11-0-022
(NAME)	(NAME)	
336 Gulfstream Dr.		
(ADDRESS)	(ADDRESS)	
Gallatin TN 37066		
(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, I, **Peggy Newman, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1306 Belmont Park CT LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 47 on the Plan of Section I, Seven Hills, of record in Bok 2133, page 82, Register's Office for Davidson County, Tennessee, further described as follows:

Said Lot 47 fronts 59.2 feet on the northwesterly side of Belmont Park Court and runs back 285 feet on the southerly line and 310.1 feet on the easterly line and measures 286.4 feet on the north line and 251.8 feet on the rear line.

Being the same property conveyed to Peggy Newman by Quitclaim Deed from McMan Investments, GP, a Tennessee general partnership of record in Instrument No. 20240312-0017120, dated March 12, 2024 and recorded March 12, 2024, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **1306 Belmont Park Ct** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) (State) **37215** (Postal Zip)

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, successors 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, successors 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 1st day of September, 2026.

Peggy Newman

Peggy Newman

STATE OF LOUISIANA)
COUNTY OF CALCASIEU)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Peggy Newman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 1st day of September, 2026.

Brandi Hallman #135305

Notary Public Brandi Hallman

Commission Expires: For Life



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 9-3-2026.

Affiant Signature — Date: 9-3-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9-3-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY