This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
26-10083

Karen Johnson Davidson County
Batch # 1470639 DEEDWARR
09/09/2026 03:04:08 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20260909-0083722

R. MARK DOUGALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/27/2027
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, is $525,000.00

Affiant

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

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
Seth Taylor Kayla R. Wagner 2501 Woodberry Drive Nashville, TN 37214	New Owner	095-12-0-034.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **IBEX Building Group LLC** a Tennessee limited liability company, hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Seth Taylor and Kayla R. Wagner, as joint tenants with right of survivorship,** hereinafter called the "Grantee," and to Grantee's heirs, successors, executors, and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118, 119, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of the property.

LESS AND EXCEPT that certain property found in Order of Possession of record in Book 8860, page 339, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

From the point of beginning, said point being the beginning of a curve on the existing eastern right-of-way of McGavock Pike, further described as being the southwest corner of Map 95-12, Parcel 34, and the northwest corner of 95-12, Parcel 33, said curve having central angle 005-19' 47", radius 1,077.99 feet, chord bearing N 18-01' 57"E, and chord distance 100.24, along the said curve for an arc distance of 100.28 feet to the end of the curve, said point being the beginning of a curve, said curve having central angle 087-06' 27", radius 25.- feet, chord bearing N 58-55' 16"E, and chord distance 34.45 feet, along the said curve for an arc distance of 38.01 feet to the end of the curve, thence S 77-31' 31"E for 8.27 feet the beginning of a curve, said curve having central angle 89-04' 36", radius 30.00 feet, chord bearing S 57-56' 11"W, and chord distance 42.08 feet, along the said curve for an arc distance of 46.64 feet to the end of the curve, said point being the beginning of a curve, said curve having central angle 004-28' 44", radius 1,215.43 feet, chord bearing S 15-38' 15"W, and chord distance 94.99 feet, along the said curve for an arc distance of

95.01 feet to the end of the curve, thence N 71-15' 00"W for 7.76 feet to the point of beginning. Containing 684.38 square feet more or less.

BEING the same property conveyed to IBEX Building Group LLC, a Tennessee limited liability company, by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee limited liability company, dated March 10, 2026, and filed of record in Instrument No.202603i90022008, Register's Office for Davidson County, Tennessee.

This is improved property known as **2501 Woodberry Drive, Nashville, TN 37214.**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs 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, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 3 day of September, 2026.

IBEX Building Group LLC

By: Jasiel ~~Amiel,~~ Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Jasiel Amiel, 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 Sole Member of IBEX Building Group LLC the within named bargainor, a Tennessee limited liability company, and that he as such member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as member

Witness my hand, at office, this 3 day of September, 2026.

Notary Public
My Commission Expires: 1/22/30

NATHAN BRUCCOLIERE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030