RETURN TO:
PREMIER ESCROW, LLC
4201 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Name and Address of New Owner:
21Five Homes, LLC
6536 Franklin Road
Murfreesboro, TN 37128

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
New Owner

Map & Parcel(s):
094 01 0 353.00

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 considerations, the receipt of which is hereby acknowledged, **Moreen S. Scruggs, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **21Five Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 143, on the map of SHELBY VILLAGE NO. TWO, of record in Plat Book 1835, Page 48, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete description.

Said Lot No. 143 fronts 57 feet on the South side of Fulton Street and runs back between lines, 137.5 feet on the East line and 115.2 feet on the West line, to a dead line in the rear measuring 78 feet thereon.

Being the same property conveyed to Moreen S. Scruggs, an unmarried woman by Deed dated August 13, 1997 from Robert Marshall Brown and wife, Evelyn Juanita Brown to Moreen S. Scruggs, an unmarried woman, recorded August 21, 1997 in Book 10577, Page 463, of the Davidson County, Tennessee Records.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1420 Fulton Street, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 my hand this 4th day of September 2026.

Karen Johnson Davidson County
Batch # 1471864 DEEDWARR
09/11/2026 10:40:57 AM 2 pgs
Fees: $13.00 Taxes: $1,164.02

20260911-0084478

Moreen S. Scruggs

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ AS Davidson

On this 4Th day of September 2026, before me personally appeared Moreen S. Scruggs, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 4Th day of September 2026.

Angie Seriana
Notary Signature
My commission expires: June 16, 2030

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $314,600.00.

Affiant Signature

Subscribed and sworn to before me, this the 9 day of Sept., 2026.

Notary Public
My Commission Expires: _____

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON