WARRANTY DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires on 02/05/2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DM-O-26-1220

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch # 1471990 DEEDWARR
09/11/2026 01:20:10 PM 2 pgs
Fees: $13.00 Taxes: $721.50
20260911-0084629

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Oikonomos IRA, LLC	**Same as New Owner**	
(NAME)	(NAME)	**108-03-0-221.00**
750 Old Hickory Blvd #150		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACK LLOYD LANNING, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OIKONOMOS IRA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot Number 84B on the Plan of Patio Villa Section Four Zone Lot Division Lots 83 thru 86, of record in Plat Book 6900 at page 537, which amends Plat Book 5200 page 632, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Georgina M. Alea, an unmarried woman, by Warranty Deed, from Kevin L. Childress and wife, Sherry L. Childress, of record in Book 9536, Page 422, Register's Office for Davidson County, Tennessee, dated November 30, 1994 and recorded on December 02, 1994.

Being the same property conveyed to Jack Lloyd Lanning Jr. in Final Decree of Divorce between Georgina Manuel Lanning and Jack Lloyd Lanning, Jr., as of record in Instrument Number 20070507-0054522, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 632, and amended in Book 6900, Page 537, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5970, Page 829 Corrected in Book 6014, Page 978, as amended in Book 6199, Page 70 and Book 6406, Page 799, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6031, Page 493, in the Register's Office for Davidson County, Tennessee.
- Patio Villa Rules and Regulations of record in Book 7266, Page 827, in the Register's Office for Davidson County, Tennessee.
- Sign Location Leases of record in Book 5164, Page 34, Book 5157, Page 655, and in Book 5680, Pages 76, 78 and 80., in the Register's Office for Davidson County, Tennessee.
- Subject to Easement for Sewer Lines of record in Book 6155, Page 742, and in Book 6021, Page 919, in the Register's Office for Davidson County, Tennessee.
- Subject to Easement for Sewer of record in Book 6021, Page 843, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1220 Cabana Circle, Nashville, Tennessee 37214**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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/our hand(s) this the 4th DAY OF SEPTEMBER, 2026.

Jack Lloyd Lanning, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACK LLOYD LANNING, JR., the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 4th of September, 2026.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212