Karen Johnson Davidson County
Batch# 1474941 DEEDWARR
09/18/2026 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,012.80
20260918-0087123

Warranty Deed

KRISTIAN BOOTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $544,000.00 Affiant Subscribed and sworn to before me, this the 3rd day of September, 2026. Notary Public My commission expires: 11-8-28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
DR RE Holdings LLC	NEW OWNER	072-12-0-225.00
1805 Sherwood Lane		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EMERIC COLLECTIVE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DR RE HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 5 on the Plan of Sherwood Subdivision of record in Plat Book 1424, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emeric Collective, LLC, a Delaware limited liability company by Warranty Deed from Cale A. Schmit, an unmarried man of record in Instrument No. 20230206-0008654 Register's Office for Davidson County, Tennessee, dated January 25, 2023 and recorded on February 06, 2023.

Being the same property conveyed to Christopher R. Sweeney, an unmarried man by Quitclaim Deed from Emeric Collective, LLC, a Delaware limited liability company of record in Instrument No. 20230606-0043013 Register's Office for Davidson County, Tennessee, dated June 02, 2023 and recorded on June 06, 2023.

Being the same property conveyed to Emeric Collective, LLC, a Tennessee limited liability company by Quitclaim Deed from Christopher Sweeney of record in Instrument No. 20260828-0080075 Register's Office for Davidson County, Tennessee, dated August 20, 2026 and recorded on August 28, 2026.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1805 Sherwood Lane, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of September, 2026.

Emeric Collective LLC, a Tennessee Limited Liability Company

By: Ann Boley Sweeney
Ann Boley Sweeney, Authorized Signer

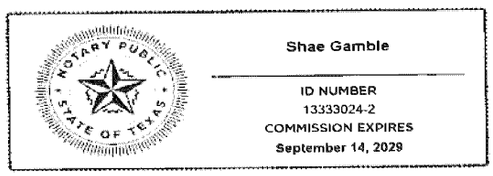
STATE OF Texas
COUNTY OF Harris

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Ann Boley Sweeney, Authorized Signer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Signer of Emeric Collective LLC, a Tennessee Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 3rd day of September, 2026.

Shae Gamble
Notary Public

My Commission Expires: 09/14/2029



Electronically signed and notarized online using the Proof platform.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 3, 2026

Affiant Signature

18th day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

