Karen Johnson Davidson County
Batch# 1475337 DEEDWARR
09/21/2026 08:53:30 AM 5 pgs
Fees: $28.00 Taxes: $281.20
20260921-0087323

WARRANTY DEED

STATE OF Georgia
COUNTY OF Fulton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $76,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON September 17, 2026

Notary Public, Georgia
Fayette County
My Commission Expires
December 12, 2026

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
699 North Federal Highway
Suite 350
Fort Lauderdale, FL 33304
File # 9543-26LLC-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Perspective Properties, LLC	_____	047 00 0 061 00
2425 3rd Avenue		
Lake Charles, LA 70601		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Victor C. Winfrey, a single man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Perspective Properties, LLC, a Louisiana Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the following described real estate, situated in the THIRTEENTH CIVIL DISTRICT of Davidson County, Tennessee, being a portion of that property which was conveyed to Victor C. Winfrey in Instrument Number 20210913-0122207 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the centerline of Sulphur Creek Road, 40' Right-of-Way, being the northwestern corner of the herein described tract; thence leaving the centerline of Sulphur Creek Road, South 79 Degrees 05 Minutes 39 Seconds East, 31.13 feet to a 1/2-inch rebar found at the southwest corner of Hazelwood,

Instrument Number 20260108-0001766; thence with the south line of Hazelwood South 80 Degrees 16 Minutes 02 Seconds East, 412.13 feet to a 5/8-inch rebar with L.I. Smith cap set at a common corner with Rutherford Family, LLC, Instrument Number 20130301-0020552; thence with Rutherford Family, LLC as follows: South 57 Degrees 01 Minutes 16 Seconds East, 68.92 feet to a 5/8-inch rebar with L.I. Smith cap set; South 01 Degrees 54 Minutes 59 Seconds West, 536.23 feet to a 5/8-inch rebar with L.I. Smith cap set at the northeast corner of Segovia, Instrument Number 20211018-0139755; thence with Segovia North 78 Degrees 52 Minutes 04 Seconds West, 463.44 feet to a 1/2-inch rebar found at the northeast corner of Brown, Instrument Number 20230331-0023534; thence with Brown North 85 Degrees 03 Minutes 22 Seconds West, 362.00 feet to a 1/2-inch rebar found with cap number 3230 found at the southeast corner of Modera, LLC, Instrument Number 20251105-0088356; thence with the east line of Modera, LLC North 09 Degrees 41 Minutes 16 Seconds, passing a ½ inch rebar with cap number 3230 found at 298.01 feet, and continuing 28.46 feet, for a total distance of 326.47 feet to the centerline of Sulphur Creek Road; thence with the centerline of Sulphur Creek Road as follows: North 54 Degrees 35 Minutes 56 Seconds East, 293.22 feet; North 53 Degrees 12 Minutes 13 Seconds East, 31.37 feet; North 47 Degrees 44 Minutes 08 Seconds East, 26.56 feet to the Point of Beginning and containing 9.31 acres, more or less, including 0.17 acres, more or less, of Sulphur Creek Road Right-of-Way, as surveyed by Thomas A. Young, Tennessee Registered Land Surveyor Number 2265, of L.I. Smith & Associates, 302 North Caldwell Street, Paris, TN 38242, on August 31, 2026.

Being the same property conveyed to Victor C. Winfrey by Quit Claim Deed from Burnice Winfrey and wife, Judy Winfrey dated 9/9/2021 and recorded 9/13/2021 in Instrument No. 20210913-0122207, said Register's Office.

Property Address: Vacant Land 0 Sulphur Creek Road NASHVILLE, TN 37218
This is property known as Vacant Land 0 Sulphur Creek Road Nashville, TN 37218

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

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) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on 9-17-26.

Victor C. Winfrey

STATE OF Georgia
COUNTY OF Fulton

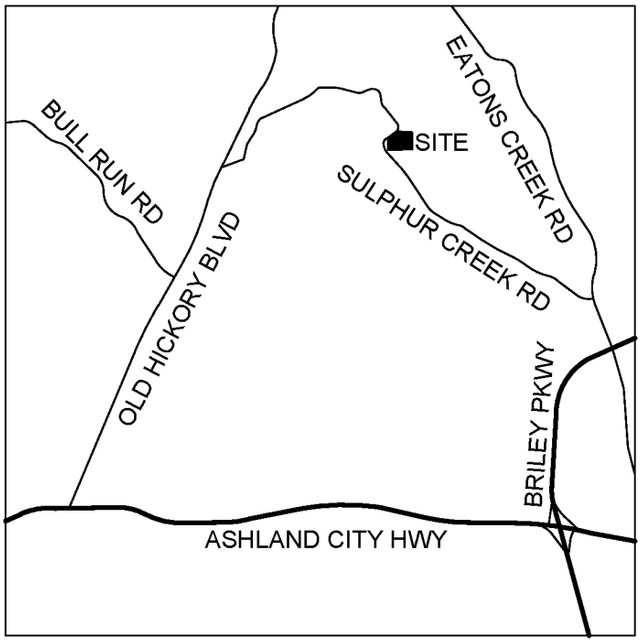
Personally appeared before me, a Notary Public of said County and State, Victor C. Winfrey, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on September 17, 2026

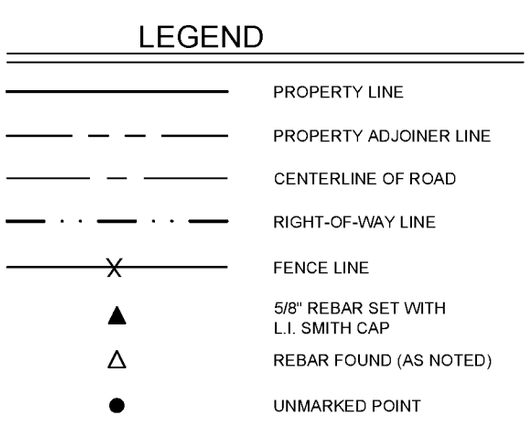
NOTARY PUBLIC

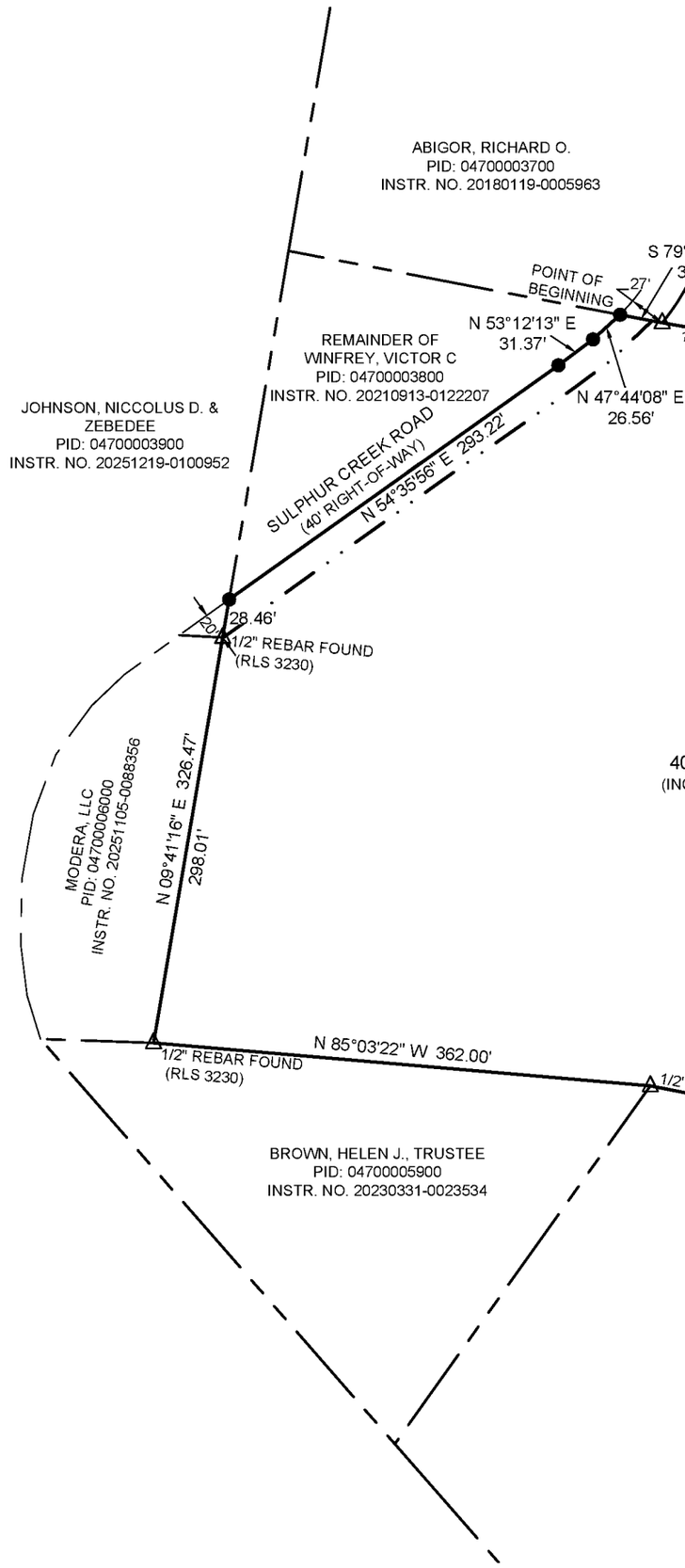
My Commission Expires: December 12, 2026

RUTH E SCOTT
Notary Public, Georgia
Fayette County
My Commission Expires
December 12, 2026



VICINITY MAP - NOT TO SCALE









20260921007323

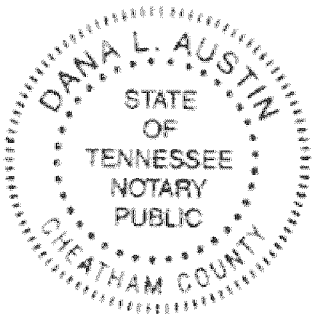
TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Stephanie Feuring, 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 17, 2026.

Stephanie Feuring
Date: September 17, 2026

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Sworn to and subscribed before me this September 17, 2026



Notary Public
My Commission Expires: 4/20/2030