Karen Johnson Davidson County
Batch# 1476518 DEEDWARR
09/23/2026 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $4,717.50
20260923-0088076

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,275,000.00.

Affiant

Subscribed and sworn to me on 09/21/26.

NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
415 EAST IRIS PH, LLC 415 E Iris Drive Nashville, TN 37204	415 EAST IRIS PH, LLC 2435 Hidden River Lane Franklin TN 37069	118-11-0-118.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ziba Investment Company, LLC, a Delaware Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto 415 EAST IRIS PH, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 10 of Block "G" on the Map of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for said County. Said Lot No. 10 fronts 65 feet on the westerly side of East Iris Drive and extends back between parallel lines 125 feet to a dead line.
>
> Being the same property conveyed to Ziba Investment Company, LLC, a Delaware Limited Liability Company by Warranty Deed from Randal I. Ritter of record in Instrument No. 200110010105863 in the Register's Office of Davidson County, Tennessee, dated September 21, 2001, and recorded October 10, 2001.
>
> This is improved property known as 415 E Iris Drive, Nashville, Tennessee 37204.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 9/21/2026.

Ziba Investment Company, LLC, a Delaware Limited Liability Company

By: Farideh Beasley

STATE OF North Carolina
COUNTY OF Wake

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Farideh Beasley, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be a Member of Ziba Investment Company, LLC, a Delaware Limited Liability Company, the within named bargainor, and that she as such Member executed the foregoing instrument for the purposes therein contained, by signing for Ziba Investment Company, LLC, a Delaware Limited Liability Company by herself as Member.

Witness my hand and official seal on 09/21/2026

Sheeba Jumma
NOTARY PUBLIC

My Commission Expires: Dec 11, 2029

SHEEBA JUMMA
Notary Public, North Carolina
Wake County
My Commission Expires
December 11, 2029

Ziba Investment Company, LLC, a Delaware Limited Liability Company

By: Knox Beasley

STATE OF Texas
COUNTY OF Travis

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Knox Beasley, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Member of Ziba Investment Company, LLC, a Delaware Limited Liability Company, the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing for Ziba Investment Company, LLC, a Delaware Limited Liability Company by himself as Member.

Witness my hand and official seal on 09/19/2026.

Jennifer Jo Thomas
NOTARY PUBLIC

My Commission Expires: 09/23/2029

NOTARY PUBLIC STATE OF TEXAS

Jennifer Jo Thomas
ID NUMBER
133341819
COMMISSION EXPIRES
September 23, 2029

Electronically signed and notarized online using the Proof platform.

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 09/21/2026.

John Cobb Rochford

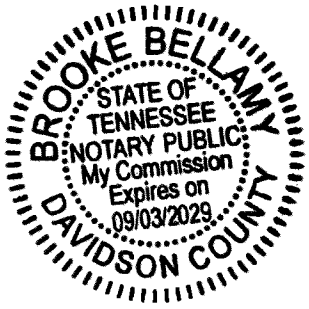
Date: 09/21/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 09/21/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29