This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-26240-AP

Karen Johnson Davidson County
Batch# 1478244 DEEDWARR
09/28/2026 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $471.75
20260928-0089530

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$127,500.00~~.

Affiant

Subscribed and sworn to before me, this the 25th day of September, 2026.

Notary Public
My Commission Expires: 3-21-2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
FED Development LLC 4220 Franklin Pike Nashville, TN 37204	New Owner	080-04-0-056

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mitchell W. Harper, a married man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FED Development 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:

Being all of that certain tract or parcel of real estate situated within the bounds of Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 7 of the Resubdivision of Lots Nos. 1 to 8, inclusive, of Block 2, on the Map showing G. T. Sheegog's Subdivision at Bordeaux in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, said Resubdivision being unrecorded.

Beginning in the center of Hamilton or Asylum Road, now known as County Hospital Road, 340 feet Southwesterly from a point opposite the center of Doak Avenue; thence Southerly 36 1/2 deg. West with the center of said Road 50 feet; thence Easterly 250 feet, more or less, to the common corner of Lots 7 and 8 on the Plan of said Resubdivision; thence Northerly 36 1/2 deg. East 50 feet to the common corner of Lots 6 and 7 on the plan of said Resubdivision, and thence Westerly 250 feet, more or less, to the beginning.

Being the same property conveyed to Aline Wills Harper and son, Ronald Craig Harper by Quitclaim Deed (strawman) from J.B. Watson, Jr., dated April 17, 1986, recorded April 23, 1986, of record in Book 6836, page 248, Register's Office for Davidson County, Tennessee. Aline Willis Harper having since died on January 16, 2000 leaving Ronald Craig Harper and Russell Neil Harper as her heirs at law as evidenced in Affidavit of Heirship of record in Instrument No. 202609280089527_, Register's Office for Davidson County, Tennessee. Russell Neil Harper died on May 26, 2007, leaving Mitchell W. Harper as his sole heir at Law. Ronald Craig Harper having since died on April 24, 2019, leaving Mitchell W. Harper as his sole heir at law as evidenced in Affidavit of Heirship of record in Instrument No. 202609280089529_, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by statute.

This is improved property located at: **1720 County Hospital Road, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of September, 2026.

GRANTOR:

Mitchell W. Harper

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mitchell W. Harper, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of September, 2026.

CHAD SERVATIUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Notary Public
My Commission expires: 11/17/2029

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 9-25-2026.

Affiant Signature — Date: 9-25-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9-25-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY