RETURN TO:
PREMIER ESCROW, LLC BOX 10-A
4201 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1479005
10/01/2026 09:08:11 AM
Fees: $23.00 Taxes: $814.00

Davidson County
DEEDWARR
4 pgs

20261001-0090413

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $220,000.00.

Affiant

Subscribed and sworn to me on 09/30/26.

M. L Schodroski
NOTARY PUBLIC

My Commission Expires: 02/03/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES 02/03/2030

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 #
Daniel Earls and Kala Earls 1900 RICHARD JONES RD, Unit N-3 Nashville, TN 37215	Daniel Earls and Kala Earls 511 Meadow Creek Lane Nolensville, TN 37135	117-15-0A-147.00-CO

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 Daniel Earls and Kala Earls, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Unit No. N-3 in the Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Ziba Investment Company, a Delaware limited liability company by Quitclaim Deed from Knox J. Beasley, unmarried, dated the 26th day of September, 2014, recorded on the 15th day of October, 2014, in Instrument No. 20141015-0095171, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1900 RICHARD JONES RD, Unit N-3, Nashville, Tennessee 37215.

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 GRANTEES, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES 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 GRANTEES, their 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 09/29/2026.

Ziba Investment Company, LLC, a Delaware Limited Liability Company

Farideh Beasley

By: Farideh Beasley

STATE OF Texas
COUNTY OF ~~Kaufman~~

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 09/29/2026.

Rickey Williams II

~~State of Texas~~ Rickey Williams II
NOTARY PUBLIC

My Commission Expires: 04/23/2027

NOTARY PUBLIC STATE OF TEXAS

Rickey Williams II
ID NUMBER
131984664
COMMISSION EXPIRES
April 23, 2027

Electronically signed and notarized online using the Proof platform.

Ziba Investment Company, LLC, a Delaware Limited Liability Company

Knox Beasley

By: Knox Beasley

STATE OF Nevada
COUNTY OF ~~CLARK~~

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 09/29/2026.

NOTARY PUBLIC

My Commission Expires: 09/19/2028

THE GREAT SEAL OF THE STATE OF NEVADA

Ashley McCall
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 24-9007-01
Expires September 19, 2028

Notarized remotely using audio-video communication technology via Proof.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Shortage Agreement

Document Date: 09/29/2026

Number of Pages (including notarial certificate): 6

State of Texas

County of Kaufman

Sworn to and subscribed before me

on 09/29/2026 by Farideh Beasley.

NOTARY PUBLIC STATE OF TEXAS

Rickey Williams II

ID NUMBER
131984664
COMMISSION EXPIRES
April 23, 2027

Rickey Williams II Notary Public, State of Texas

My commission expires:04/23/2027

Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, M. Schodrosk, , 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 9/30/2020.

Date

Affiant Signature

9/30/20
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of September, 20 20.

Notary's Signature

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)