Karen Johnson Davidson County
Batch# 1480275 DEEDWARR
10/02/2026 09:52:30 AM 5 pgs
Fees: $28.00 Taxes: $3,700.00
20261002-0090960

This Instrument Prepared By:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Name and Address of New Owner:
Hey Y'all Nashville Vacation Rentals LLC
222 Polk Avenue
Apt, 201
Nashville, TN 37203

Send Tax Bills To:
New Owner

Map & Parcel No: 118-07-0-100-00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **Pierre Bayou Properties LLC, a Tennessee Limited Liability Company** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hey Y'all Nashville Vacation Rentals LLC, a Tennessee Limited Liability Company** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, successors or assigns of the Grantee, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any heirs, successors or assigns of the Grantee, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Real Estate in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantor does hereby covenant and bind Grantor, and any heirs, successors and assigns of Grantor, to warrant and forever defend the title to the said Real Estate against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

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

Pierre Bayou Properties LLC, a Tennessee Limited Liability Company

By: Elizabeth Guice Beavers
Elizabeth G. Beavers, Manager

STATE OF TENNESSEE

COUNTY OF MARSHALL

Before me, a Notary Public of the state and county mentioned, personally appeared Elizabeth G. Beavers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Manager of Pierre Bayou Properties LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office in the City of Lewisburg, Tennessee, this 25 day of September, 2026.

Notarized online using audio-video communication technology

McKenzie H Stephens
Notary Signature

My commission expires: 09/16/2029

ELECTRONIC NOTARY PUBLIC STATE OF TENNESSEE
McKenzie H Stephens
Tennessee Notary Public
Online Notary Public
Williamson County
Commission Expires: 09/16/2029

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

Elizabeth Guice Beavers
Affiant

STATE OF TENNESSEE

COUNTY OF MARSHALL

Sworn to and subscribed before me this 25 day of September, 2026.

Notarized online using audio-video communication technology

McKenzie H Stephens
Notary Signature
My commission expires: 09/16/2029

ELECTRONIC NOTARY PUBLIC STATE OF TENNESSEE
McKenzie H Stephens
Tennessee Notary Public
Online Notary Public
Williamson County
Commission Expires: 09/16/2029

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 3 of Block "A" on the Plan of Berry Hill Gardens Subdivision of record in Plat Book 1130, Page 36,Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being all of the same property conveyed to Kimberly McCollum and S. M. McCullum and Steven Beavers, as joint tenants, by Warranty Deed dated September 13, 2006, from Ryan White and wife, Keeley White, of record in Instrument No. 20060914-0114014, Register's Office for Davidson County, Tennessee. The said property was further conveyed to S. Brett Beavers and Elizabeth Beavers, married, by Quitclaim Deed dated March 4, 2011, from Kimberly McCollum and S. M. McCollum and Steven Beavers of record in Instrument No. 20110307-0017992, said Register's Office. The said S. M. McCullum and S. M. McCollum are one and the same person. The said property was further conveyed to Pierre Bayou Properties, LLC, by Quitclaim Deed dated October 10, 2012, from S. Brett Beavers and Elizabeth Beavers of record in Instrument No. 20121018-0095782, said Register's Office.

This Real Estate is more commonly known as 633 W. Iris Dr., Nashville, TN 37204.

EXHIBIT B

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2027 and subsequent years, not yet due and payable. Map and Parcel 118-07-0-100-00. Current year taxes have been prorated as part of closing and paid.

3. All matters shown on the Plan of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

4. Articles of Organization for Hey Y'all Nashville Vacation Rentals, LLC, a Tennessee limited liability company, of record in Instrument No. 20181001-0096751, said Register's Office.

202610020090960

I, Jeff Benz, 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 the 1st day of October, 2026.

Date: October 1, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st day of October, 2026.



Notary Public
My commission expires: 5/8/29