Karen Johnson Davidson County
Batch# 1482550 DEEDWARR
10/08/2026 01:25:30 PM 4 pgs
Fees: $23.00 Taxes: $8,325.00
20261008-0092672

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39444-08-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,250,000.00. Emily M. Blevins Affiant Subscribed and sworn to before me this 2nd day of October, 2026. Notary Public My Commission Expires: 5/18/2026

CHRISTY TESCH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph R. Nacarato Beth Schoenberger Nacarato	New Owner	Map and Parcel No.: 171020C01900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Kelly E. Cox, as Trustee of the Opus Street Trust under agreement dated January 5, 2024 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Joseph R. Nacarato and Beth Schoenberger Nacarato, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6024 Opus Street, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 2nd day of October, 2026.

GRANTOR:

Kelly E. Cox, as Trustee of the
Opus Street Trust
under agreement dated January 5, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly E. Cox as Trustee of the Opus Street Trust under agreement dated January 5, 2024, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Grantor executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of October, 2026.

Notary Public
My Commission Expires: July 7, 2027

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 07, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 19, on the Plan of Final Plat, Callie Subdivision, Phase 1 of record in Plat at Instrument No. 20220207-0013826 as corrected in Instrument No. 20230208-0009106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelly E. Cox, as Trustee of the 6024 Opus Street Trust under agreement dated January 5, 2024, by deed dated January 19, 2024 from GP Luxury, LLC, a Tennessee limited liability company, of record in Instrument No. 20240123-003988, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2027 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Callie Subdivision, Phase 1, as recorded in Plat Instrument No. 20220207-0013826 as corrected in Instrument No. 20230208-0009106, Register's Office for Davidson County, Tennessee.
5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20230120-0004627 as amended in Instrument No. 20230217-0011669, Register's Office for Davidson County, Tennessee.

I, Christy Tesch, 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 2nd day of October, 2026.

Date: 2nd day of October, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of October, 2026.



Notary Public
My commission expires: 5/8/29