RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1482691
10/09/2026 09:43:34 AM
Fees: $13.00 Taxes: $2,997.00

Davidson County
DEEDWARR
2 pgs

20261009-0092860

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF OCTOBER, 2026.

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm. Expires May 28, 2029 COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fidelis Investment Group, LLC	Same as New Owner	
(NAME)	(NAME)	
8805 Ivy Mount Lane		105163A00100CO 105163A00200CO
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **506 WAYCROSS DR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FIDELIS INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1 105163A00100CO:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for THE RESIDENCES AT WAYCROSS, a horizontal property regime with private elements, of record at Instrument No 20251120-0092830, Register's Office Davidson County, Tennessee, as identified on the Plat attached as Exhibit B to said Declaration, and which reference is hereby made for a more particular description of said property.

Property 2 105163A00200CO:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for THE RESIDENCES AT WAYCROSS, a horizontal property regime with private elements, of record at Instrument No 20251120-0092830, Register's Office Davidson County, Tennessee, as identified on the Plat attached as Exhibit B to said Declaration, and which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jewell Henderson Wall and wife, Mildred G. Wall, from Horace W. Dawson and wife, Violet M. Dawson, by Warranty Deed of record in Deed Book 3179, Page 139, in the Register's Office of Davidson County, Tennessee. Jewell Henderson Wall died on October 30, 1987 while married to Mildred G. Wall (also known as, Mildred Ann Wall), leaving Mildred Ann Wall as the sole surviving tenant by the entirety.

Being the same property conveyed to Stacey L. Wall, by Quitclaim Deed from Stacey L. Wall, Executor of the Estate of Mildred Ann Wall, of record as Instrument No. 20220113-0005014, in the Register's Office of Davidson County, Tennessee.

JW2026-1274

Being the same property conveyed to Erin Dias, Trustee of the 506 Waycross Drive Trust by Warranty Deed from Stacey L. Wall, of record as Instrument No. 20251113-0090631, in the Register's Office of Davidson County, Tennessee, dated November 12, 2025 and recorded on November 13, 2025.

Being the same property conveyed to 506 Waycross Dr, LLC, a Tennessee limited liability company, by Warranty Deed from Erin Dias, Trustee of The 506 Waycross Drive Trust, of record as Instrument No. 20251118-0092071 in the Register's Office of Davidson County, Tennessee, dated November 12, and recorded on November 18, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 506 A&B Waycross Dr, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 1st day of October, 2026

506 WAYCROSS DR, LLC

BY: OAK HOME OFFERS, LLC

BY: _____

NATHAN GEIS, MEMBER

_____

MATTHEW GEIS, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Nathan Geis and Matthew Geis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Members of Oak Home Offers, LLC, Member of 506 Waycross Dr, LLC, and that they as such Members of Oak Home Offers, LLC, Member of 506 Waycross Dr, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by themselves as Members of Oak Home Offers, LLC, Member of 506 Waycross Dr, LLC.

Witness my hand and official seal this 1st day of October, 2026.

Commission expires:

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 28, 2029
COUNTY OF WILLIAMSON

_____
Notary Public

JW2026-1274