THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37317-08-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,425,000.00. Affiant Prepared by: Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215 Subscribed and sworn to before me this 1st day of November, 2022. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Kate Rosenthal, Trustee of the 407 W Brookfield Avenue Trust dated November 1, 2022 407 W Brookfield Avenue Nashville, TN 37205	**Send Tax Bills To:** Kate Rosenthal, Trustee of the 407 W Brookfield Avenue Trust dated November 1, 2022 407 W Brookfield Avenue Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 13009015500

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, **CTN Holdco LLC, a Delaware limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kate Rosenthal, Trustee of the 407 W Brookfield Avenue Trust dated November 1, 2022** ("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 407 W Brookfield Avenue, Nashville, TN 37205.

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 it 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.

Karen Johnson Davidson County
Batch# 936819 **DEEDWARR**
11/02/2022 09:48:54 AM 3 pgs
Fees: $18.00 Taxes: $12,672.50

20221102-0118221

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of November, 2022.

CTN Holdco LLC, a Delaware limited liability company

BY: _____ Manager
Geoffrey G. Clark, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Geoffrey G. Clark, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Manager of CTN Holdco LLC, a Delaware Limited Liability Company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of November, 2022.

_____
Notary Public

My Commission Expires: 3/6/24

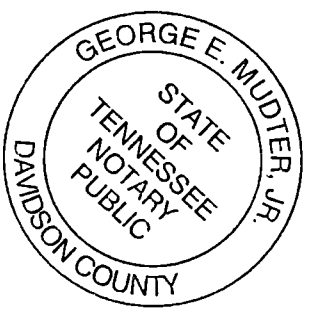


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Consolidation Plat, Part of Lots 2 & 3, Block 3, on the Map of The Highlands of Belle Meade No. 1, as of record in Instrument No. 20150831-0088362, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to WCGRB LLC, a Delaware limited liability company and WCGGC LLC, a Delaware limited liability company, as tenants in common, by deed dated April 30, 2019 from Darrin Yappen and Melanie Yappen, husband and wife, of record in Instrument No. 2019501-0040367, Register's Office for Davidson County, Tennessee. By Certificate of Merger filed in Instrument No. 20220728-0086216, Register's Office for Davidson County, Tennessee, WCGRB LLC, a Delaware limited liability company and WCGGC LLC, a Delaware limited liability company were merged into CTN Holdco LLC, a Delaware limited liability company.

This conveyance is made subject to:

1. Taxes for 2023 and subsequent years, a lien but not yet due and payable.
2. All matters appearing on the Plan of record as Instrument No. 20150610-0055044, Register's Office for Davidson County, Tennessee.
3. Easement granted to Southern Bell Telephone and Telegraph Company of record in Book 1049, page 231, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.