THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38182 Karen Johnson Davidson County Batch # 1147725 DEEDWARR 06/17/2024 09:45:40 AM 3 pgs Fees: $18.00 Taxes: $5,735.00 20240617-0045004	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,550,000.00. Affiant Subscribed and sworn to before me this 14th day of June, 2024. Notary Public My Commission Expires: JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm Exp. April 27, 2025 COUNTY OF WILLIAMSON

~~PREMIER ESCROW, LLC~~
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BOX 10-A

Address New Owner:	Send Tax Bills To:	Tax Information:
Hull Hooper Holdings, LLC 4117 Hillsboro Pike, Ste 103-265 Nashville, TN 37215	New Owner	Map and Parcel No.: 10404005900

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, Harold F. Oven, a married man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Hull Hooper Holdings, LLC, a Tennessee limited liability company ("Grantee"), its successors, 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 920 19th Avenue South, Nashville, TN 37212.

This is not Grantor's residence.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, 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, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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 14th day of June, 2024.

Harold F. Oven

Harold F. Oven

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Harold F. Oven, 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.

Witness my hand, at office, this 14th day of June, 2024.

Notary Public

My Commission Expires: 3/8/28



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 159 in O.B. Hayes Second Plan of Small Lots, as of record in Plan Book 1, Page 81, Chancery Court at Nashville, TN, and being more particularly described as follows:

Beginning at an iron rod in the northerly right of way of Grand Avenue and in the easterly right of way of 19th Avenue south, the southwest corner of the property described herein;

Thence with the easterly right of way of 19th Avenue, North 08 degrees 37 minutes 41 seconds East, 50.00 feet to an iron rod, the southwest corner of Harold Ragsdale's property as described in Instrument No. 20100715-0055524 RODCT.

Thence leaving said right of way, with Ragsdale's south line, South 82 degrees 32 minutes 20 seconds East, 150.00 feet to an iron rod in the west edge of a 20 foot alley.

Thence with the west edge of said alley, South 08 degrees 37 minutes 41 seconds West, 50.00 feet to an iron rod in the northerly right of way of Grand Avenue.

Thence with said right of way, North 82 degrees 32 minutes 20 seconds West, 150.00 feet to the point of beginning and containing 7499 square feet or .172 acres. Described according to Deed Description prepared by Delle Land Surveying Company, Inc., 408 Nesbitt Lane, Madison, TN 37115, in September 2010.

Being the same property conveyed to Harold F. Oven by deed dated May 2, 2002 from James M. Sagorac of record in Instrument No. 20020507-0055870 and re-recorded in Instrument No. 20020709-0082377, Register's Office for Davidson County, Tennessee. Being further conveyed to Harold F. Oven by Quitclaim Deed dated October 7, 2010 from Christy W. Ivey, Trustee of record in Instrument No. 20101019-0083691, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Plan Book 1, Page 81, Chancery Court, for Davidson County, Tennessee.
3. Limited Use Agreement of record in Book 11182, Page 806, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.