Special Warranty Deed	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$1,985,000.00.** Affiant Subscribed and sworn to before me, this 16 day of June, 2025. Notary Public My commission expires: OCTOBER 4, 2027 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1285213 DEEDWARRSP
06/17/2025 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $7,344.50
20250617-0047465

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, Tennessee 37204-3126

Address of New Owner(s) as follows:	Send tax bills to:	Map-Parcel Numbers
2220 Colorado Avenue Santa Monica, California 90404	New Owner c/o Universal Music Group, Inc. Attention: Executive Vice President, Business & Legal Affairs 2220 Colorado Avenue Santa Monica, California 90404	11807018400

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Rodney A. Lewis, Trustee of the Revocable Trust of Rodney A. Lewis, dated August 31, 2018,

Hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

UMG Recordings, Inc., a Delaware corporation,

Hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 18 of Block E on the Plan of Berry Hill Gardens Subdivision, as of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.

Beginning on the westerly margin of East Iris Drive at the corner of Lots Nos. 18 and 19; thence with said Drive, northwardly 22.03 feet to the beginning of a curve; thence around said curve, northwestwardly to the southerly margin of said Drive, continuing with said Drive, westwardly 40.9 feet to the corner of Lots Nos. 17 and 18; thence with the line between said two lots, southwardly 100 feet to the common corner of Lots Nos. 16, 17, 18, and 19; thence with the line between Lot Nos. 18 and 19, eastwardly 120.6 feet to the beginning.

Being all the same property conveyed to Rodney A. Lewis, Trustee of the Revocable Trust of Rodney Lewis, dated August 31, 2018, by quitclaim deed from Rodney Lewis recorded as Instrument Number 20190311-0021704 on March 11, 2019, in the Register's Office for Davidson County, Tennessee, said Quitclaim Deed having been corrected as to the name of the trust by Quitclaim Deed of Correction, of record in Instrument No. _202506170047464_____, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable under Tax Map ID Number 118-07-0-184-00.

2. All matters shown on the Plan of record in Plat Book 1130, pg 36, Register's Office for Davidson County Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4610, pg 985, Registers' Office for Davidson County, Tennessee.
4. Matters shown on the ALTA/NSPS Land Title Survey of 515 E. Iris Drive prepared by Kenneth D. Church, TN RLS 1004 as Project Number 25-02-22 dated March 20, 2025, last revised March 26, 2025.

This is improved property, known as **515 E. Iris Dr., Nashville, TN 37204**.

To have and to hold the said tract or parcel of land together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that he is lawfully seized and possessed of said land in fee simple; that he has a good right to sell and convey the same; that the same is unencumbered, unless otherwise herein set out; and Grantor does hereby covenant with Grantee that title to the said tract or parcel of land Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. 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/our hand(s) this 16 day of **June, 2025.**

Rodney A. Lewis trustee

Rodney A. Lewis, Trustee of the Revocable Trust of Rodney A. Lewis, dated August 31, 2018

State of Tennessee
County of Davidson

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rodney A. Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Revocable Trust of Rodney A. Lewis, dated August 31, 2018, the within named bargainor, and is authorized by the Trust document to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of June, 2025.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

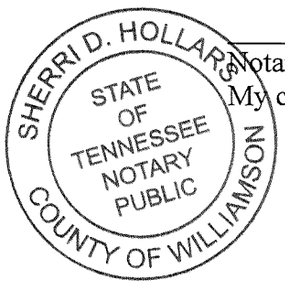
Notary Public
My Commission Expires: 11/19/28

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 June 16, 2025.

Date: June 16, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this June 16, 2025.



Notary Public
My commission expires: 7/17/2027