This Instrument Prepared By:

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 1292531 DEEDWARRSP
07/01/2025 03:59:30 PM 5 pgs
Fees: $28.00 Taxes: $4,810.00
20250701-0052044

Name and Address of New Owner:
213 Properties LLC
26 Inveraray
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map & Parcel No: 119-09-0-046-00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **MORTUARY ASSOCIATES, INC., a Tennessee Corporation** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **213 Properties LLC, a Tennessee Limited Liability Company** (hereinafter individually or collectively referred to as "Grantee"), and any successors or assigns of the Grantee, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any successors or assigns of the Grantee, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Real Estate in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 30 day of June, 2025.

MORTUARY ASSOCIATES, INC., a Tennessee Corporation

By: Charles L. Crawford
Charles L. Crawford, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles L. Crawford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of MORTUARY ASSOCIATES, INC., a Tennessee corporation, the within-named bargainor, and who further acknowledged that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as President for the said corporation.

Witness my hand and seal, this 30 day of June, 2025.

Notary Signature

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 11/19/25

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of July, 2025.

Notary Signature
My commission expires: 5/9/2026

MIKE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot Nos. 42 and 43 on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, of record in Plat Book 332, Page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to MORTUARY ASSOCIATES, INC., a Tennessee corporation by Warranty Deed dated March 5, 1998, from W. H. Emery, unmarried, of record in Book 10826, Page 912, Register's Office for Davidson County, Tennessee.

This Real Estate is more commonly known as 2714 Grandview Avenue, Nashville, TN 37211.

EXHIBIT B

Permitted Encumbrances

Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

Taxes for the year 2025 and subsequent years, not yet due and payable. Map and Parcel 119-09-0-046-00. Current year taxes have not been prorated between the parties at closing, and payment of same shall be the responsibility of the Grantor under separate agreement of the parties.

All matters shown on the Plan of record in Plat Book 332, Page 29, Register's Office for Davidson County, Tennessee.

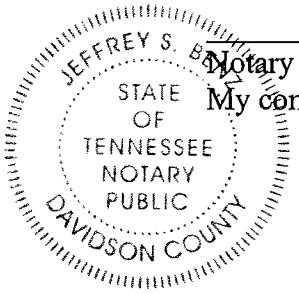
Agreement for Dedication of Easement of Sanitary Sewers and/or Storm Drainage of record in Book 4717, Page 345, said Register's Office.

I, Mike Boyd, 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 July 1, 2025.

Date: July 1, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this July 1, 2025.



Notary Public
My commission expires: OCTOBER 4, 2027