This Instrument Prepared By:

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

Karen Johnson Davidson County
Batch# 1305649 DEEDWARR
08/04/2025 08:51:30 AM 5 pgs
Fees: $28.00 Taxes: $6,845.00
20250804-0061336

Name and Address of New Owner:
2818 Bransford PH, LLC
ATTN: Mike Nacarato
2435 Hidden River Lane
Franklin, TN 37069

Send Tax Bills To:
New Owner

Map & Parcel No: 118-11-0-057-00

GENERAL 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, **Novello Entertainment, LLC, a Tennessee Limited Liability Company** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **2818 Bransford PH, 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 and bind Grantor, and any successors and assigns of Grantor, to warrant and forever defend the title to the said Real Estate against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 1 day of August, 2025.

Novello Entertainment, LLC, a Tennessee Limited Liability Company

By: _____
Robert Keith Stegall, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert Keith Stegall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Novello Entertainment, LLC, a Tennessee limited liability company, the within-named bargainor, and who further acknowledged that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Manager for the said Limited Liability Company.

WITNESS my hand, at office, this 1 day of August, 2025.

_____
Notary Public
My Commission Expires: 11/19/28

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $1,850,000.00.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____
Notary Public
My Commission Expires: OCTOBER 4, 2027

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 8 of Block "D", as shown on the Plan of Berry Hill Gardens, of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Novello Entertainment LLC, a Tennessee limited liability company, by General Warranty Deed dated August 31, 2023 from Homeofcapital, LLC, a Tennessee limited liability company, of record in Instrument Number 20230831-0068421, Register's Office for Davidson County, Tennessee.

This Real Estate is more commonly known as 2818 Bransford Avenue, Nashville, TN 37204.

EXHIBIT B

Permitted Encumbrances

Taxes for the year 2025 and subsequent years, not yet due and payable. Map and Parcel 118-11-0-057-00. Current year taxes have been prorated as part of closing and assumed by the Grantee.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

All matters as shown on the ALTA/NSPS Land Title Survey of 2818 Bransford Avenue by Patrick Coode and Company, LLC, Patrick S. Coode, TN R.L.S.#855 dated July 9, 2025 as File No. 225-076.

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 August 1, 2025.

Date: August 1, 2025

State of Tennessee
County of Davidson

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

Notary Public
My commission expires: Sept 8th 2026

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY