THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215	The actual consideration or value, whichever is greater, for this transfer is: $1,125,000.00. Affiant
First Title & Escrow Co., Inc. FTEC File No. 38817	Subscribed and sworn to before me this 26th day of August, 2025. Notary Public
	My Commission Expires:

MARY E. ARMOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 8-9-2026

Karen Johnson Davidson County
Batch# 1315415 DEEDWARR
08/27/2025 01:33:30 PM 4 pgs
Fees: $23.00 Taxes: $4,162.50
20250827-0068657

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Howard Stein 1212 Laurel Street, #602 Nashville, TN 37203	New Owner	Map and Parcel No.: 093090C02900CO

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, Uptown Property Holdings LLC, a Delaware limited liability company, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Howard Stein, a single man ("Grantee"), his 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 1212 Laurel Street, #602, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his 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 Grantee, his 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 26th day of August, 2025.

Uptown Property Holdings LLC, a Delaware limited liability company

BY: _____
Cary Mack, Authorized Representative

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 Cary Mack, 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 Authorized Representative of Uptown Property Holdings 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 26th day of August, 2025.

_____
Notary Public

My Commission Expires: 12/09/2028

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/09/2028
COUNTY OF WILLIAMSON

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 602, together with the appurtenant interest in the common elements of Twelve Twelve, a Condominium, a condominium established by Declaration as Instrument No. 20140718-0063781, amended in Instrument No. 20160614-0060193, Instrument No. 20191230-0134559, Instrument No. 20220329-0036090 and Instrument No. 20221129-0124987, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Uptown Property Holdings LLC, a Delaware limited liability company, by deed dated November 7, 2016 from Melody W. Snodgrass, Trustee of the David J. Snodgrass Family Trust dated December 28, 2012 of record in Instrument No. 20161108-0118260, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2025 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 set out on Exhibit "B" to the Declaration of Condominium, of record in Instrument No. 20140718-0063781 and in Instrument No. 20191230-0134559, said Register's Office.
3. Declaration of Covenants, Conditions and Restrictions for Twelve Twelve, a condominium, of record in Instrument No. 20140718-0063781, amended in Instrument No. 20160614-0060193, Ins. No. 2019123-00134559, Ins. No. 20220329-0036093 & Ins. No. 20221129-0124987. By-Laws appended thereto, Register's Office for Davidson County, Tennessee.
4. Charter of Twelve Twelve Condominium Association, Inc., of record in Instrument No. 20140627-0056540, said Register's Office.
5. All matters shown on the Plan of record in Instrument No. 20120216-0013756, said Register's Office.
6. Easement to the State of Tennessee as set out in the Deed of record in Book 4318, Page 544, said Register's Office.
7. Bill No. 084-571 closing Alley No. 234 extending from 12th Ave. S. westerly to the easterly margin of Interstate 40 retains easements to the Metropolitan Government of Nashville and Davidson County, Tennessee.
8. Restrictive Covenants for the Arts Center Redevelopment Plan of record in Book 10965, Page 404, amended in Book 11625, Page 252, Instrument No. 20020715-0084598, Instrument No. 20130903-0092714, Instrument No. 20130903-0092715, and Instrument No. 20140410-0030060, said Register's Office.
9. Declaration of Easements and Restrictive Covenants of record in Instrument No. 20121227-0119217, said Register's Office.
10. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130122-0006827, said Register's Office.
11. Restrictive Covenant as set out in the Quitclaim Deed of record in Instrument No. 20131231-0131305, said Register's Office.
12. Grant of Easements to Comcast of Nashville I, LLC of record in Instrument No. 20140328-0025601 and Instrument No. 20140924-0087646, said Register's Office.
13. Final Consent Judgment conveying property to the State of Tennessee for the construction of a controlled access highway of record in Book 4370, Page 916 and Book 4395, Page 715, said Register's Office.

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 26, 2025 (date of document)

Regina Sullo

Affiant Signature

August 27, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 27 day of August, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202508270068657