This Instrument Prepared By:

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

Name and Address of New Owner:
Hyde Real Estate, LLC
2015 Gladstone Avenue
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 1326820 DEEDWARR
09/25/2025 11:59:30 AM 5 pgs
Fees: $28.00 Taxes: $2,534.50
20250925-0076591

Send Tax Bills To:
New Owner

Map & Parcel No: 105-16-0-079-00

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, **Gilbert J. Mana and Andrea M. Mana, Trustees of Mana Living Trust dated May 14, 2024** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hyde Real Estate, 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 25 day of September 2025.

Gilbert J. Mana, Co-Trustee of the Mana Living Trust dated May 14, 2024

Andrea M. Mana, Co-Trustee of the Mana Living Trust dated May 14, 2024

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gilbert J. Mana and Andrea M. Mana, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of Mana Living Trust dated May 14, 2024, the within named bargainor, and are authorized by the Trust document to execute this instrument on its behalf.

WITNESS my hand, at office, this 25 day of September 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 $685,000.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25 day of September, 2025.

Notary Signature
My commission expires: 11/19/28

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 122 on the Map of Corrine Place, as of record in Plat Book 332, Page 1, Register's Office for Davidson County, Tennessee. Said Lot No. 122 fronts 50 feet on the westerly side of Gladstone Avenue and runs back between parallel lines 165 feet to an alley.

Being all the same property conveyed to Gilbert Mana and Andrea Mana, husband and wife, by Warranty Deed dated June 30, 2022, from William R. Hostettler, a married man, and Carl A. Neuhoff, Jr., a married man, as tenants in common, of record in Instrument No. 20220701-0076637, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Andrea M. Mana and Gilbert J. Mana, Co-Trustees of the Mana Living Trust dated May 14, 2024, and any amendments thereto, by Quitclaim Deed dated May 14, 2024, from Gilbert Mana and Andrea Mana, husband and wife, of record in Instrument No. 20240524-0038696, said Register's Office.

Certification of Trust of record in Instrument No. 20240524-0038695, said Register's Office.

Gilbert Mana being one and the same person as Gilbert J. Mana. Andrea Mana being one and the same person as Andrea M. Mana.

This Real Estate is more commonly known as 2013 Gladstone 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 105-16-0-079-00.

All matters as shown on the Plan of record in Plat Book 332, Page 1, Register's Office for Davidson County, Tennessee.

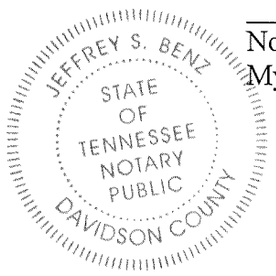
Subject to agreement regarding the use of a water pipe and meter for adjoining properties as set out in the Deed of record in Book 2083, Page 336, said Register's Office.

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 September 25, 2025.

Date: September 25, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this September 25, 2025.



Notary Public
My commission expires: OCTOBER 4, 2027