RECORDING INFORMATION	STATE OF Tennessee) COUNTY OF Williamson)
Karen Johnson Davidson County Batch# 1331604 DEEDWARRSP 10/08/2025 08:38:30 AM 6 pgs Fees: $33.00 Taxes: $10,822.50 20251008-0080192	The actual consideration for this transfer or value of property transferred (whichever is greater) is $2,925,000.00 Affiant Sworn to and subscribed before me this 7th day of October, 2025. Notary Public My Commission Expires: 11/15/27 (SEAL)
PREPARED BY AND RETURN TO: Valerie Webb & Associates, PLLC 3037 Highway 31W White House, TN 37188	

BRANDY CATALANOTTO NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Cooper Clyde Properties, LLC 5319 Lancelot Road Brentwood, TN 37027	New owner	105-07-0-147.00 and 105-07-0-034.00

This Indenture is made on the 7th day of October, 2025, by and between **Form Properties, LLC, a Tennessee limited liability company** (hereinafter referred to as "Grantor"), and **Cooper Clyde Properties, LLC, a Tennessee limited liability company** (hereinafter referred to as "Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee, its successors and assigns, the following described real estate, situated in the County of Davidson, State of Tennessee and described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance is being made subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants and binds itself and its respective heirs, successors and assigns, subject to the Permitted Exceptions, to warrant and defend to Grantee forever the title to the Property against the lawful claims of all claiming by, through or under Grantor, but not otherwise.

[Remainder intentionally left blank; signature page to follow]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 7th day of October, 2025.

GRANTOR:

Form Properties, LLC, a Tennessee limited liability company

By: _____
Name: David Singelyn
Title: Sole Member

STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, David Singelyn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Sole Member of Form Properties, LLC, a Tennessee limited liability company, and is authorized by such company to execute this instrument on its behalf.

Witness my hand, at office, this 7th day of October, 2025.

_____
Notary Public

My Commission Expires: 9-18-28

CHANCE ALEXANDER SUMMERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A
Legal Description

TRACT ONE:

BEGINNING at an iron pin on the easterly margin of Pillow Street and the southerly margin of Alley No. 187 in Davidson County, Tennessee; thence along Alley No. 187, South 71° 08' 53" East, 185.50 feet to an iron pin; thence leaving Alley No. 187, South 18° 36' 19" West 36.14 feet to an iron pin; thence North 70°57'28" West, 185.04 feet to an iron pin; thence along Pillow Street, North 71° 51' 04" East, 35.54 feet to the point of BEGINNING, containing 6,639.21 square feet or 0.15 acres according to an "As-Built" Survey of Pillow Street @ Humphreys Street (Tax Map 105-7, Parcels 34 & 147) prepared by Holmes Surveying, Phillip E. Holmes, Jr., Tennessee R.L.S. No. 1728, dated August 3, 2005 and bearing file no. 25073.

TRACT TWO:

BEGINNING at a P.K. nail on the southerly margin of Humphreys Street and the northeastern corner of the Caldwell Property, as of record in Instrument No. 20030519-0067505, Register's Office for Davidson County, Tennessee; thence along Humphreys Street, South 71° 12' 54" East, 33.13 feet to a P.K. nail; thence leaving Humphreys Street, South 20° 04' 30" West, 150.02 feet to an iron pin; thence along Alley No. 187, North 71° 01' 04" West, 32.04 feet to an iron pin; thence North 19° 39' 39" East, 149.89 feet to the point of BEGINNING, containing 4,885.42 square feet or 0.11 acres according to an "As-Built" Survey of Pillow Street @ Humphreys Street (Tax Map 105-7, Parcels 34 & 147) prepared by Holmes Surveying, Phillip E. Holmes, Jr., Tennessee R.L.S. No. 1728, dated August 3, 2005 and bearing file no. 25073.

Tract One and Tract Two being the same property conveyed to Form Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Charles W. Todd, a married man, of record at Instrument No. 20050830-0103800, in the Register's office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

2. All matters shown on the Plan of record in Deed Book 36, Page 117, Register's Office for Davidson County, Tennessee. (Tract Two)

3. All matters shown on the Plan of record in Plat Book 421, Page 153, Register's Office for Davidson County, Tennessee. (Tract One)

4. Easement Agreement of record in Instrument Number 20021028-0131482, in the Register's Office for Davidson County, Tennessee. (Tract One)

5. All matters shown on that certain ALTA/NSPS Land Title Survey prepared by John Hood, RLS No. 1838, Campbell, McRae & Associates, Surveying, Inc., dated August 26, 2025.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 7, 2025 (date of document).

Affiant Signature

September 7, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of September, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON