This Instrument Prepared By:

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

Name and Address of New Owner:
Harris Investment Holdings LLC
ATTN: Eric Coulter
863 Holcomb Bridge Road
Roswell, GA 30076

Karen Johnson Davidson County
Batch# 1336057 DEEDWARR
10/20/2025 01:38:30 PM 5 pgs
Fees: $28.00 Taxes: $3,145.00
20251020-0083424

Send Tax Bills To:
New Owner

Map & Parcel No: 060-00-0-077-00

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, **Jam of Tennessee LLC, a Tennessee Limited Liability Company** (hereinafter referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Harris Investment Holdings LLC, a Georgia Limited Liability Company** (hereinafter 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 20th day of October 2025.

Jam of Tennessee LLC, a Tennessee Limited Liability Company

By: _____
Stacye Howell, Member and Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 20th day of October, 2025.

_____
Notary Signature

My commission expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20 day of October, 2025.

_____
Notary Signature
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. 2 on the Plan of Resubdivision of Lot 2 on the Final Plat of Pine Ridge of record in Instrument No. 20030813-0116256, 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 the same property conveyed to Jam of Tennessee, LLC, by Warranty Deed dated June 14, 2022, from Charlesetta Buchanan, unmarried, of record in Instrument No. 20220616-0068801, Register's Office for Davidson County, Tennessee.

This Real Estate is more commonly known as 2900 Dickerson Pike, Nashville, TN 37207.

EXHIBIT B

Permitted Encumbrances

Taxes for the year 2025 and subsequent years, not yet due and payable. Map and Parcel 060-00-0-077-00. Current year taxes have been prorated between the parties and paid at closing.

All matters shown on the Plan of record in Instrument No. 20030813-0116256, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3984, Page 723, said Register's Office.

Deeds of Conveyance for sanitary sewer and water main to the Metropolitan Government of Nashville and Davidson County, of record in Book 8006, Page 926, and Book 8006, Page 946, said Register's Office.

All matters shown on the Plan of record in Plat Book 9700, Page 102, said Register's Office.

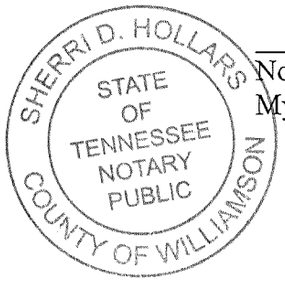
All matters as shown on the ALTA As-Built Survey of 2900 Dickerson Pike by Volunteer Land Surveying Services, Phillip E. Holmes, TN R.L.S. #1728, dated September 6, 2025 as File Number 25005.

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 the 20th day of October, 2025.

Date: October 20, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of October, 2025.



Notary Public
My commission expires: 7/17/2027