2nd

This Instrument Prepared By: Michael A. Stewart Bass, Berry & Sims PLC 21 Platform Way South, Suite 3500 Nashville, TN 37203 Karen Johnson Davidson County Batch# 1347501 DEEDWARRSP 11/18/2025 10:21:30 AM 9 pgs Fees: $48.00 Taxes: $22,200.00 20251118-0091672	STATE OF Tennessee COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is: $6,000,000.00 Affiant Subscribed and sworn to before me this 17 day of November, 2025. Notary Public My commission expires: 9/5/2028

BETHANY SCHULTZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
2907 12th Avenue South, LLC 2020 Fieldstone Pkwy, Ste 900-94 Franklin, TN 37069	Same	118-01-0-083.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David E. Cypress, an individual, as to a one third undivided interest, David E. Cypress, as Trustee of The Trust Agreement dated July 15, 1998, a Tennessee Trust, as to a one third undivided interest and Marvin C. Cypress and Joan G. Cypress, as Co-Trustees of The Gold Cypress Living Trust dated October 10, 2016, an Oregon Trust, as to a one third undivided interest** (collectively, "***Grantor***"), has bargained and sold and does hereby transfer and convey unto **2907 12th Avenue South, LLC, a Tennessee limited liability company** ("***Grantee***"), its successors and assigns, all of Grantor's right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by this reference, together with all of Grantor's rights, title and interest in and to all rights, appurtenances and hereditaments pertaining thereto, and all of Grantor's interest in and to all improvements in, upon and under such land.

The above-referenced land is improved property known as 2907 12th Avenue South, Nashville, Tennessee, 37204, and together with the improvements and other rights described in the first paragraph hereof is referred to herein as the "***Property***".

TO HAVE AND TO HOLD the Property, and the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit B** attached hereto and incorporated by reference.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed on the 17th day of November 2025.

GRANTOR:

David E. Cypress

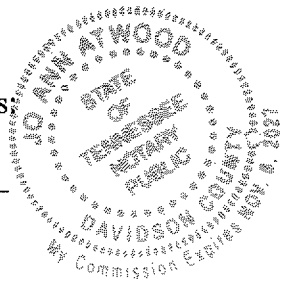
STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, David E. Cypress, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of November, 2025.

Notary Public



My Commission Expires:

11/8/27

David E. Cypress, as Trustee of The Trust Agreement dated July 15, 1998, a Tennessee Trust

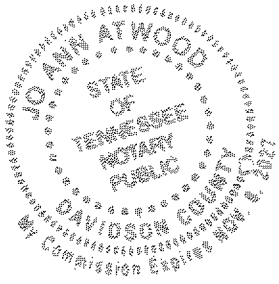
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, David E. Cypress, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The Trust Agreement dated July 15, 1998, and is authorized to execute this instrument on behalf of the Trust.

WITNESS my hand and office, this 12th day of November, 2025.

Notary Public

My Commission Expires: 11/8/27



Marvin C. Cypress, as Co-Trustee of The Gold Cypress Living Trust Dated October 10, 2016, an Oregon trust

STATE OF Oregon)
COUNTY OF Lane)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Marvin C. Cypress, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Co-Trustee of The Gold Cypress Living Trust dated October 10, 2016, and is authorized to execute this instrument on behalf of the Trust.

WITNESS my hand and office, this 13 day of November, 2025.

Notary Public

My Commission Expires: 05/27/2029

OFFICIAL STAMP
FRANK FEBUS
NOTARY PUBLIC-OREGON
COMMISSION NO. 1059024
MY COMMISSION EXPIRES MAY 27, 2029

Joan G. Cypress, as Co-Trustee of The Gold Cypress Living Trust Dated October 10, 2016, an Oregon Trust

STATE OF Oregon)
COUNTY OF Lane)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Joan G. Cypress, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Co-Trustee of The Gold Cypress Living Trust dated October 10, 2016, and is authorized to execute this instrument on behalf of the Trust.

WITNESS my hand and office, this 13 day of November, 2025.

Notary Public

OFFICIAL STAMP
FRANK FEBUS
NOTARY PUBLIC-OREGON
COMMISSION NO. 1059024
MY COMMISSION EXPIRES MAY 27, 2029

My Commission Expires: 05/27/2029

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Victoria Place of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more specific description of the Property.

Being the same Property conveyed to David E. Cypress, as Trustee by deed dated January 27, 2001, of record in Book 11288, Page 644 in the Register's Office for Davidson County, Tennessee, and to The Gold Cypress Living Trust by deed dated August 15, 2018, of record in Instrument No. 20180815-0080900, in said Register's Office. To clarify ownership of the Property, the said David E. Cypress, an individual, David E. Cypress, as Trustee of the Trust Agreement dated July 15, 1998, a Tennessee Trust, and Marvin C. Cypress and Joan G. Cypress, as Co-Trustees of The Gold Cypress Living Trust dated October 10, 2016, an Oregon Trust each conveyed a one-third (1/3) interest to David E. Cypress, an individual, David E. Cypress, Trustee of the Trust Agreement dated July 15, 1998, a Tennessee Trust, and Marvin C. Cypress and Joan G. Cypress, as Co-Trustees of The Gold Cypress Living Trust dated October 10, 2016, an Oregon Trust by quitclaim deed dated November 17, 2025, of record in 202511180091671, in said Register's Office.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2026, a lien, not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee.

3. Survey No. 23091 prepared by Michael H. Charette, TN RLS No. 2048 of Cherry Land Surveying, Inc. and dated 9-21-2023 indicates the following:

   a. Concrete walk and steps crossing in northerly line.

   b. Overhead utility lines crossing in southerly and westerly lines without benefit of recorded easement.

Tennessee Certification of Electronic Document

I, Jimmy Spruill, 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 11/17/2025 (date of document).

J Spruill
Affiant Signature

11-17-2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of November, 2025.

Mandy Catalanotto
Notary's Signature

My Commission Expires: 11/8/27

