This Instrument Prepared By:

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

Karen Johnson Davidson County
Batch# 1353214 DEEDWARR
12/03/2025 12:16:30 PM 6 pgs
Fees: $33.00 Taxes: $4,958.00
20251203-0095927

Name and Address of New Owner:
Eugenia Avenue Partnership
717 Murfreesboro Pike
Nashville, TN 37210

Send Tax Bills To:
New Owner

Map & Parcel No: 118-08-0-082-00 and 118-08-0-083-00

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, **Jon H. Houge and Nancy S. Houge, a married couple** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eugenia Avenue Partnership, a Tennessee General Partnership** (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").

This is improved property known as **2416 and 2418 Eugenia Avenue, Nashville, Davidson County, Tennessee 37211.**

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, improvements, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any heirs, 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 heirs, 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 2nd day of December, 2025.

Jon H. Houge

Nancy S. Houge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jon H. Houge and wife, Nancy S. Houge, the within-named bargainors, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of December, 2025.

Notary Public
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 $1,340,000.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of December, 2025.

Notary Signature
My commission expires: OCTOBER 4, 2027

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Tract I: 2416 Eugenia Avenue

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Grandview Heights of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being all the same property conveyed to Jon H. Houge and wife, Nancy S. Houge, as tenants by the entirety, by Warranty Deed dated November 14, 2002, from Jacquelyn Fairy Taylor of record in Instrument No. 20021216-0154923, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Nancy S. Houge by Quitclaim Deed dated October, 16, 2017, from Jon H. Houge and wife, Nancy S. Houge, as tenants by the entirety, of record in Instrument No. 20171016-0105771, said Register's Office. Further being all the same property conveyed to Jon H. Houge and wife, Nancy S. Houge, married, as tenants by the entirety, by Quitclaim Deed dated August 26, 2022, from Nancy S. Houge of record in Instrument No. 20220901-0098466, said Register's Office.

Tract II: 2418 Eugenia Avenue

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Grandview Heights of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being all the same property conveyed to Jon H. Houge and wife, Nancy S. Houge, by Warranty Deed dated May 29, 2001, from James D. Kennedy and wife, Deborah H. Kennedy, of record in Instrument No. 20010606-0059107, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Nancy S. Houge by Quitclaim Deed dated October, 16, 2017, from Jon H. Houge and wife, Nancy S. Houge, married, of record in Instrument No. 20171016-0105772, said Register's Office. Further being all the same property conveyed to Jon H. Houge and wife, Nancy S. Houge, married, as tenants by the entirety, by Quitclaim Deed dated August 26, 2022, from Nancy S. Houge of record in Instrument No. 20220901-0098465, said Register's Office.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2026 and subsequent years, not yet due and payable. Map and Parcel 118-08-0-082-00 and 118-08-0-083-00. Current year taxes have been prorated as part of closing and paid.

2. All matters shown on the Plan of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

3. Matters as shown on the ALTA/NSPS Boundary/Topographic Survey of 2416 and 2418 Eugenia Avenue by Gulf States Engineering, Inc., William Meagher, TN RLS# 3137 dated November 25, 2025 as Job Number TNS250373 V1.0 A.

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 2nd day of December, 2025.

Date: December 2, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of December, 2025.

Notary Public
My commission expires: 5/9/2026

