Name and Address of New Owner:
ADH Investments, LLC
645 division street #1719
Nashville, TN 37203

Send Tax Bills To:
New Owner at New Owner's Address

This Instrument Prepared By:
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1355945 DEEDWARR
12/10/2025 09:42:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20251210-0098093

Map & Parcel No: 08106019300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Level Up Investments, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **ADH Investments, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the East 150 feet of North 50 feet of Lot 23 on the Map of] Mat Williams' Subdivision of Lot 8 of the Harding Bosley Tract, of record in Plat Book 322, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Level Up Investments, LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated May 31, 2024, from Benjamin Brown Jr., recorded June 20, 2024, in Instrument Number 20240620-0046384, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 2101 26th Avenue North, Nashville, TN, 37208

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of December, 2025.

Level Up Investments, LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Benjamin Brown, Jr., Managing Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, Venikkia, Cunningham, of the state and county mentioned, personally appeared Benjamin Brown, Jr., Managing Member of Level Up Investments, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of Level Up Investments, LLC, the within named bargainor, a Limited Liability Company, and that such Benjamin Brown, Jr., Managing Member of Level Up Investments, LLC as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, at office in Hendersonville, TN, this 9th day of December, 2025.

_____
Notary Signature

Printed Name: Venikkia Cunningham

My commission expires: 09/27/2026

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

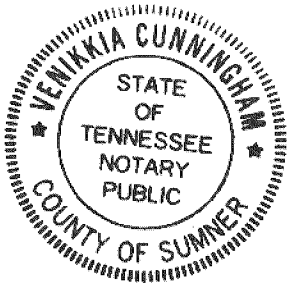
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 9th day of December, 2025.

Notary Signature
My commission expires: 09/27/26



Certificate of Authenticity

I, Tiffany Pollard, 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 December 9, 2025

Affiant Signature

December 9, 2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9th day of December, 2025.

Notary's Signature

My Commission Expires: 09/27/2026

Notary's Seal

