This Instrument Prepared By:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 1356446 DEEDWARR
12/10/2025 02:13:30 PM 5 pgs
Fees: $28.00 Taxes: $1,165.50
20251210-0098236

Name and Address of New Owner:
Alex Burnette
1831 12th Avenue South
PMB#241
Nashville, TN 37203

Send Tax Bills To:
New Owner

Map & Parcel No: 105-08-0-154-00

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, **Mark Neal** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alex Burnette** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, 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 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 9th day of December, 2025.

Mark Neal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark Neal, the within-named bargainor, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of December, 2025.

Notary Public
My Commission Expires: 11/19/28

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Signature
My commission expires: 11/19/28

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Guilford Dudley's Addition to Nashville of record in Plat Book 332, Page 73, Register's Office for Davidson County, Tennessee.

Said lot fronts 54.5 feet on the North side of Industry Street, formerly Mill Street, and runs back between parallel lines, along the West margin of Geyser Street, 140 feet to an alley.

Being all the same property conveyed to Mark Neal, married, by Warranty Deed dated April 16, 2021, from Kevin Perkins, married, of record in Instrument No. 20210419-0052348, Register's Office for Davidson County, Tennessee.

This Real Estate is more commonly known as 52 Industry Street, Nashville, TN 37210.

EXHIBIT B

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2026 and subsequent years, not yet due and payable. Map and Parcel 105-08-0-154-00. Current year taxes have been prorated as part of closing and paid.

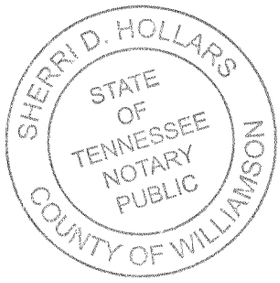
3. All matters shown on the Plan of record in Plat Book 332, Page 73, Register's Office for Davidson County, Tennessee.

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 9th day of December, 2025.

Date: December 9, 2025

State of Tennessee
County of Davidson

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



Notary Public
My commission expires: 7/17/2027