Karen Johnson Davidson County
Batch# 1357983 DEEDWARR
12/15/2025 08:28:30 AM 4 pgs
Fees: $23.00 Taxes: $4,606.50
20251215-0099336

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38970	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,245,000.00. Affiant Subscribed and sworn to before me this 12th day of December, 2025. Notary Public My Commission Expires: 10/17/2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
X-3 Holdings LLC 9900 Research Drive Irvina, CA 92618	SAME	Map and Parcel No.: 08209009300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Jeffrey A. Zeitlin, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to X-3 Holdings LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 404 Taylor Street, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of December, 2025.

GRANTOR:

Jeffrey A. Zeitlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey A. Zeitlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of December, 2025.

Notary Public
My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 59, as shown on the map entitled Dr. David T. McGavock's Plan, Nashville, Extended, of record in Book 10, page 605 (erroneously referred to as pages 606-608 in prior deeds), Register's Office for Davidson County, Tennessee, fronting 45 feet on the northerly side of Taylor Street, beginning at the southwest corner of said lot and running easterly 45 feet along the northerly margin of Taylor Street to a fence; thence northerly 81 2/3 feet to a line; thence westerly 45 feet to an alley; thence southerly 81 2/3 feet along the easterly margin of said alley to the beginning.

Being the same property conveyed to Jeffrey A. Zeitlin, unmarried, by deed from Frances Brown Spann, of record as Instrument No. 20140731-0068342, Register's Office for Davidson County, Tennessee. This conveyance is made subject to the matters set forth below:

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Annotated Sections 67-5-603, et seq.
2. Real property taxes for the year 2026, a lien, but not yet due and payable. Map and Parcel No. 08209009300.
3. All matters appearing on the Plan of record in Book 10, page 605, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, William T. Smith, 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 12, 2025.

W.T.S.

Affiant Signature

Date: December 12, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of December, 2025.

Notary's Signature

My Commission Expires: 10/17/27

Notary's Seal

