THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 251052597** Karen Johnson Davidson County Batch# 1358540 DEEDWARR 12/16/2025 09:51:30 AM 3 pgs Fees: $18.00 Taxes: $11,414.50 20251216-0099869	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,085,000.00. Affiant Subscribed and sworn to before me, this 11th day of December, 2025. Notary Public My Commission Expires: 10-4-2027 DAVID M. RICH NOTARY PUBLIC TENNESSEE My Comm Exp. October 4, 2027 COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Blaine H. Smith. as Trustee of the Wheatens of Twin Tree Point Downtown Trust, Dated October 28, 2025. 2804 Oakland Ave Nashville TN 37212	Send Tax Bills To: Same	Tax Information: Tax Parcel ID No. 117-04-0-254.00

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, **JBT Holdings LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blaine H. Smith , Trustee of the Wheatens of Twin Tree Point Downtown Trust, dated October 28, 2025**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Belmont Terrace of record in Plat Book 421, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 33 fronts 50 feet on the Easterly side of Oakland Avenue and extends back between parallel lines 170 feet to a dead line.

Being the same property conveyed to JBT Holdings LLC, a Tennessee Limited Liability Company by Warranty Deed from PXK Investments TN, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230208-0009129 Register's Office for Davidson County, Tennessee, dated February 06, 2023 and recorded on February 08, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 421, Page 101, Register's Office for Davidson County, Tennessee.
Restrictions of record as Instrument Number 20210813-0109337 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 2804 Oakland Ave Nashville TN 37212

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 11th day of December, 2025.

JBT Holdings, LLC

BY: _____
Jason Tidwell, Sole Member

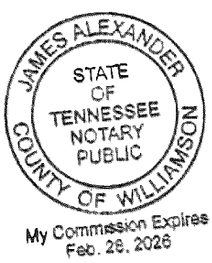
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Tidwell as Sole Member of JBT Holdings, LLC, 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 and official seal, this 11th day of December, 2025.

_____
Notary Public

My Commission Expires:



Certificate of Authenticity

I, Mark W. Honeycutt II, 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 12/12/2025.

Date

Affiant Signature

12/12/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12TH day of DECEMBER 2025.

Notary's Signature

My Commission Expires: 10-4-2027

Date

Notary's Seal (if on paper)

DAVID M. RICH
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 4, 2027
COUNTY OF DAVIDSON