Karen Johnson Davidson County
Batch# 1361886 DEEDWARR
12/29/2025 11:00:30 AM 5 pgs
Fees: $28.00 Taxes: $6,660.00
20251229-0102669

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

Name and Address of New Owner:
Eugenia Avenue Partners, LLC
3205 Powell Avenue
Suite C
Nashville, TN 37204

Send Tax Bills To:
New Owner

Map & Parcel No: 118-12-0-002-00 and 118-12-0-003-00

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, **Charles Allan Gifford and Brenda Jean Gifford** (hereinafter individually or collectively referred to as "Grantor") have bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eugenia Avenue Partners, LLC, a Tennessee Limited Liability Company** (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 23rd day of December, 2025.

Charles Allan Gifford

Brenda Jean Gifford by Charles Allan Gifford, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles Allan Gifford, 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 23rd day of December 2025.

Notary Public
My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles Allan Gifford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Brenda Jean Gifford, the within named bargainor, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Brenda Jean Gifford, for the purpose therein contained, by signing the name of Brenda Jean Gifford by himself as her Attorney-in-Fact.

WITNESS my hand, at office, this 23rd day of December 2025.

Notary Public
My commission expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lots No. 238, 239, and 240, on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, of record in Plat Book 332, Page 29, 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 Charles A. Gifford and Brenda Gifford, husband and wife, by Warranty Deed dated March 16, 2018, from Barry Lee Cramer, Jr., of record in Instrument No. 20180321-0026389, Register's Office for Davidson County, Tennessee.

TOGETHER WITH that portion included in said property of Alley No. 1836 that was closed by Ordinance No. BL2001-763 filed in the County Court Clerk's Office for Davidson County, Tennessee.

This Real Estate is more commonly known as 2609 and 2611 Eugenia Avenue, Nashville, TN 37211.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2026 and subsequent years, not yet due and payable. Map and Parcel 118-12-0-002-00 and 118-12-0-003-00. Current year taxes have been prorated as part of closing and paid.

2. All matters shown on the Plan of record in Plat Book 332, Page 29, Register's Office for Davidson County, Tennessee.

3. Easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee, as stated in Ordinance No. BL2001-763, filed in the County Court Clerk's Office for Davidson County, Tennessee.

4. All matters as shown on the ALTA/NSPS Title Survey of 2609 & 2611 Eugenia Avenue by Hopkins Surveying Group, David L. Hopkins, Jr., TN R.L.S.# 120 dated November 6, 2025, last revised December 15, 2025 as DWG 2025-359-3.

The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of December, 2025.

Notary Signature
My commission expires: 5/9/2026

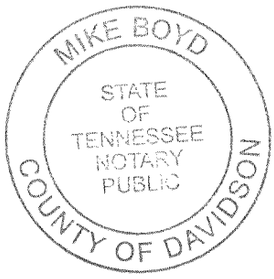
MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 23rd day of December, 2025.

Date: December 23, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23rd day of December, 2025.



Notary Public
My commission expires: 5/9/2026