SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1365015 DEEDWARRSP
01/05/2026 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $21,275.00
20260105-0000188

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $5,750,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON December 30, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/26/29

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, ,
file #

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
117 2nd Ave Holdings, LLC		093-06-2-051-00
833 Pipers Lane		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

117 2nd Ave Property, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

117 2nd Ave Holdings, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee, being part of Lot No. 30 on the Plan of the Original Town of Nashville, not of record, and described as follows:

Being on the westerly margin of 2nd Avenue North, formerly Market Street, as widened, at a point 187 feet more or less north of the northerly margin of Broadway, formerly Broad Street, said point being 15 ft. more or less west of the northeast corner of the property conveyed to Allen Dobson by deed from City Realty Co., Inc. as of record in Book 967, page 557, Register's Office for Davidson County, Tennessee; thence with said Dobson's northerly line, westwardly 85 ft. more or less to the easterly margin of an alley; thence with said alley northwardly 33 ft. to the southwest corner of the Grizzard Lot; thence with the southerly line of the same; eastwardly 85 ft. more or less to the westerly margin of 2nd Avenue North, as widened, thence with said Avenue, southwardly 33 ft. to the beginning.

Being the same property conveyed to J. Gil Fuqua, Jr. by Warranty Deed from Jerry R. Hubbard and Priscilla Mitchell Reed Hubbard of record in Book 7368, page 720, Register's Office for Davidson County, Tennessee, dated October 01, 1987 and recorded on October 01, 1987.

Being the same property conveyed to Karen Jean Martin by Quitclaim Deed from James Gil Fuqua, Jr., of record in Instrument No. 20200804-0086437, Register's Office for Davidson County, Tennessee, dated July 28, 2020 and recorded on August 04, 2020, as corrected by Corrective Deed recorded on October 07, 2022 in Instrument No. 20221007-0110790, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 117 2nd Ave Property, LLC, a Tennessee limited liability company by Special Warranty Deed from Karen Jean Martin, an individual, of record in Instrument No. 20220509-0053063, Register's Office for Davidson County, Tennessee, dated May 05, 2022 and recorded on May 09, 2022, as corrected by Deed of Correction recorded on October 04, 2022 in Instrument No. 20221004-0109151, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR , TENNESSEE.

This is property known as 117 2nd Avenue North Nashville, TN 37201

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, its successors and assigns forever. GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness my hand on December 30, 2025

117 2nd Ave Property, LLC, a Tennessee Limited Liability Company

By: David Tyler Thayer
David Tyler Thayer, Manager

STATE OF Florida

COUNTY OF Broward

Before me, the undersigned, an online Notary Public of said County and State, personally appeared, by **audio-visual communication**, David Tyler Thayer, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager (or other officer authorized to execute the instrument) of 117 2nd Ave Property, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this December 30, 2025.

Notary Public

My Commission Expires: 09/05/2026

Type of Identification Produced: DRIVER LICENSE

ABIGAIL LOUISE MILLER
Notary Public - State of Florida
Commission # HH 308468
Expires on September 5, 2026

Notarized remotely online using communication technology via Proof.

File #: 9093-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 30, 2025.

J. Carlton Drumwright

December 30, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 30, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY