SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1366804 DEEDWARRSP
01/07/2026 10:33:30 AM 5 pgs
Fees: $28.00 Taxes: $6,290.00
20260107-0001327

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00.

Catherine Kayse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JENNIFER ANN HELM
Notary Public, State of Texas
Comm. Expires 07-08-2029
Notary ID 126040247

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Axios Property Holdings LLC	Same as Owner	092-07-0-381.00
(NAME) 1229 Wexford Downs Lane	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joshua Boyd and Nicole Boyd**, husband and wife (the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **Axios Property Holdings LLC**, a Tennessee limited liability company (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 1829 Jo Johnston Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenant with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and bind themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed the 18th day of December, 2025.

GRANTORS:

Joshua Boyd

Nicole Boyd

STATE OF TENNESSEE)

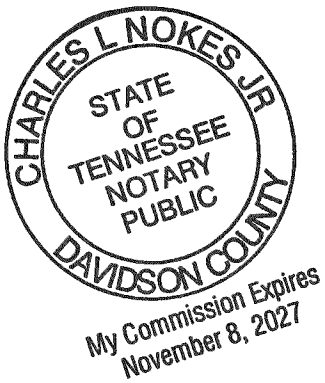
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Joshua Boyd and Nicole Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named Grantors, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of December, 2025.

Notary Public

My Commission Expires: NOV. 8 2027



"EXHIBIT A"

DESCRIPTION OF THE PROPERTY

BEING A 0.296, MORE OR LESS. ACRE TRACT OF LAND LYING IN THE 21st COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE. SAID TRACT DESCRIBED AS BEING LOT 2 ON THE PLAN OF 513 19th AVENUE N SUBDIVISION AS OF RECORD IN INSTRUMENT NUMBER 20240710-0051790, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND FURTHER DESCRIBED AS BEING A PORTION OF THE PROPERTY CONVEYED TO JOSHUA AND NICOLE BOYD IN INSTRUMENT NUMBER 20171012-0104501, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, PROPERTY MORE PARTICULARL DESCRIBED ACCORDING TO A SURVEY BY JAMES L. TERRY, DATED DECEMBER 8, 2025.

BEGINNING AT AN EXISTING IRON ROD WITH "JLW 1732" CAP LYING AT THE INTERSECTION OF THE EASTERLY MARGIN OF JO JOHNSON AVENUE AND THE SOUTHERLY MARGIN OF ALLEY NUMBER 624; THENCE LEAVING THE SAID MARGIN OF JO JOHNSON AVENUE AND RUNNING WITH THE SAID MARGIN OF ALLEY NUMBER 624 NORTH 62 DEGREES 26 MINUTES 23 SECONDS EAST A DISTANCE OF 167.35 FEET TO A MAG NAIL LYING AT THE NORTHWEST CORNER OF THE JOSHUA AND NICOLE BOYD PROPERTY AS OF RECORD IN INSTRUMENT NUMBER 20210623-0085026, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING THE SAID MARGIN OF ALLEY NUMBER 624 AND RUNNING WITH THE WESTERLY LINE OF THE SAID BOYD PROPERTY SOUTH 17 DEGREES 38 MINUTES 01 SECONDS EAST A DISTANCE OF 39.39 FEET TO AN EXISTING IRON ROD WITH "JLW 1732" CAP LYING ON THE NORTHERLY LINE OF THE HOMES AT 511 19th AVENUE NORTH AS OF RECORD IN INSTRUMENT NUMBER 20210302-0026839, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING THE SAID BOYD PROPERTY AND RUNNING WITH THE SAID NORTHERLY LINE OF HOMES AT 511 19th AVENUE NORTH SOUTH 74 DEGREES 54 MINUTES 28 SECONDS WEST A DISTANCE OF 102.23 FEET TO AN EXISTING IRON ROD WITH "DALE & ASSOC" CAP; THENCE LEAVING SAID NORTHERLY LINE AND RUNNING WITH THE WESTERLY LINE OF THE HOMES AT 511 19th AVENUE NORTH SOUTH 14 DEGREES 38 MINUTES 59 SECONDS EAST A DISTANCE OF 44.12 FEET TO AN EXISTING IRON ROD WITH "DALE AND ASSOC" CAP LYING AT THE NORTHWEST CORNER OF THE GEORGE BEARD PROPERTY AS OF RECORD IN QUICK CLAIM DEED 20231215-0096846, REGISTER'S OFFICE OF DAVISON COUNTY, TENNESSEE; THENCE LEAVING THE SAID LINE OF 513 19th AVENUE NORTH AND RUNNING WITH THE WESTERLY LINE OF THE SAID BEARD PROPERTY AND THE WESTERLY LINE OF THE DONALD MOORE PROPERTY AS OF RECORD IN RD 10835, PAGE 295, REGISTER'S OFFICE OF DAVIDSON COUNTY AND THE WESTERLY LINE OF THE KEVIN SMITH PROPERTY AS OF RECORD IN INSTRUMENT NUMBER 20150505-0040595, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE SOUTH 14 DEGREES 17 MINUTES 36 SECONDS EAST A DISTANCE OF 104.04 FEET TO AN EXISTING IRON ROD WITH A "JLW 1732" CAP LYING AT THE NORTHEAST CORNER OF THE VICTORIA MARTIN PROPERTY AS OF RECORD IN INSTRUMENT NUMBER 20090616-0056033, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING THE SAID LINES OF

BEARD AND SMITH AND RUNNING WITH THE NORTHERLY LINE OF THE SAID MARTIN SOUTH 68 DEGREES 58 MINUTES 44 SECONDS WEST A DISTANCE OF 62.83 FEET TO AN EXISTING IRON ROD WITH "JLW 1732" CAP LYING ON THE SAID EASTERLY MARGIN OF JO JOHNSON AVENUE; THENCE LEAVING THE SAID MARTIN PROPERTY AND RUNNING WITH THE EASTERLY MARGIN OF JO JOHNSON AVENUE AS FOLLOWS: NORTH 13 DEGREES 23 MINUTES 44 SECONDS WEST A DISTANCE OF 62.57 FEET TO AN EXISTING MAG NAIL; THENCE AROUND A CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, A DISTANCE OF 44.04 FEET TO AN EXISTING IRON ROD WITH "JLW 1732" CAP; THENCE NORTH 14 DEGREES 29 MINUTES 52 SECONDS WEST A DISTANCE OF 51.29 FEET TO THE THE POINT OF BEGINNING; CONTAINING 0.296, MORE OR LESS, ACRE.

Being the same premises conveyed to Joshua Boyd and Nicole Boyd, husband and wife, by virtue of a Deed from Charlotte G. Kintzel as Trustee for the Charlotte G. Kintzel 2001 Trust, dated October 3, 2017 and recorded October 12, 2017 as Instrument No. 20171012-0104501, in the Office of the Register of Deeds of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Michelle Barry, 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 12/18/2025 (date of document).

Affiant Signature

12/22/2025

Date

State of New York

County of New York

Sworn to and subscribed before me this 22nd day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01CA8357557
QUALIFIED IN SUFFOLK COUNTY
MY COMMISSION EXPIRES APRIL 24, 2029