THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1367655 DEEDWARR
01/08/2026 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $7,096.60
20260108-0001853

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Drumnash LLC 214 Wilsonia Avenue Nashville, TN 37205	NEW OWNER	103 14 0 081.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brad A. Greenbaum and Lisa T. Greenbaum, Trustees of the Brad and Lisa Greenbaum Trust dated November 22, 2023** ("Grantor"), have bargained and sold, and by these presents do hereby transfer, warrant and convey unto **Drumnash LLC, a Tennessee limited liability company** ("Grantee"), all of our/my right, title and interest in and to that certain real property, together with all rights, privileges and appurtenances thereto and any improvements thereon, as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 and the westerly 50 feet of Lot No, 21 of Block "E" on the Plan of Hillwood Estates Subdivision, of Blocks B, D, E and A, of record in Book 1835, Page 59, Register's Office for Davidson County, Tennessee Said Lot No. 20 and part of Lot No. 21 front 200 feet on the northerly side of Wilsonia Avenue and extends back 201.1 feet on the westerly line and 210 feet, more or less on the easterly line to a dead line, measuring 212.3 feet thereon.

Being the same property conveyed to Brad A. Greenbaum and wife, Lisa T. Greenbaum, by deed from Charles D. Wilson, III and wife, Lisa Wilson, of record as Instrument No. 20030915-0135370, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Brad A. Greenbaum and Lisa T. Greenbaum, Co-Trustees, and their successors in trust, of the Brad and Lisa Greenbaum Trust dated November 22, 2023, by deed from Brad A. Greenbaum and Lisa T. Greenbaum, of record as Instrument No. 20231122-0091159, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) property taxes for the year 2026, which have been prorated between the parties as of the date of this instrument and shall be paid by Grantee; (2) matters shown on the Plan of record in Book 1835, pages 59 and 60, Register's Office for Davidson County, Tennessee; and (3) all matters contained in Warranty Deed of record in Book 1912, page 305, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 214 Wilsonia Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, its successors and assigns forever; and I/we do covenant with the said GRANTEE, that I/we are lawfully seized and possessed of said

land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set my hand this 8th day of January, 2026.

Brad and Lisa Greenbaum Trust dated November 22, 2023

By: _____
Brad A. Greenbaum, Trustee

By: Lisa T. Greenbaum
Lisa T. Greenbaum, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of January, 2026, before me personally appeared, Brad A. Greenbaum and Lisa T. Greenbaum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be the Co-Trustees of the Brad and Lisa Greenbaum Trust dated November 22, 2023, the within named grantor, and that such Brad A. Greenbaum and Lisa T. Greenbaum as such Co-Trustees, executed the foregoing instrument for the purposes therein contained, by personally signing their names as Co-Trustees.

Witness my hand, at office, this 8th day of January, 2026.

_____
Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,918,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 8th day of January, 2026.

_____
Notary Public
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

Certificate of Authenticity

I, Alex McDaniel 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 January 8, 2026 (date of document).

Affiant Signature

Date January 8, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

