Karen Johnson Davidson County
Batch# 1369211 DEEDWARRSP
01/13/2026 08:32:30 AM 13 pgs
Fees: $68.00 Taxes: $16,650.00
20260113-0002858

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This instrument prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

After recording, return to:
BCHH, LLC
181 Montour Run Road
Coraopolis, PA 15108
Attention: Jim Felouzis
412-465-3917, jfelouzis@bchhinc.com

New Owner (Taxpayer) Name and Mailing Address:
Flipside 17, LLC
1344 La France Street NE
Atlanta, GA 30307

SPECIAL WARRANTY DEED

This Special Warranty Deed, made to be effective as of the 18th day of December, 2025, is granted by and between **Urban Capital LLC, a Tennessee limited liability company**, whose forward mailing address is *119 Cumberland Street, Ashland, City, TN 37015* ("*Grantor*"), and **Flipside 17, LLC, a Georgia limited liability company**, whose tax mailing address is *1344 La France Street NE, Atlanta, GA 30307* ("*Grantee*").

GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

SEE EXHIBIT "A"

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 9 day of January, 2026.

GRANTOR:

Urban Capital, LLC,
a Tennessee limited liability company

By: _____
Name: Steve Reigle
Title: Managing Member

STATE OF TENNESSEE §
COUNTY OF CHEATHAM §

The foregoing instrument was acknowledged before me this 9 day of January, 2026, by Steve Reigle, as Managing Member of Urban Capital, LLC, a Tennessee limited liability company, who ☑ is personally known to me, or ☐ has produced _____, as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

SEAL:

JAMES C ESTES
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 1-11-2027

_____
Notary Public

Commission Expires: 1/11/2027

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $4,500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

Flipside 17, LLC,
a Georgia limited liability company

By: _____
Name: Rob Newman
Title: Authorized Agent

STATE OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 12 day of January, 2026, by Rob Newman, Authorized Agent on behalf of Flipside 17, LLC, a Georgia limited liability company, for the purpose of affirming the oath of value, who is personally known to me, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

SEAL:

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157

_____
Notary Public

Commission Expires: 04/02/2029

Exhibit "A"
Legal Descriptions

TRACT 1:

Being Unit No. 3, as established by the Declaration of Covenants, Conditions and Restrictions for Trinity Park, a Horizontal Property Regime with Private Elements, of Record in Instrument No. 20230623-0047851, and being shown on Plat attached thereof as Exhibit "B", in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 06/22/2023 at Instrument No. 20230622-0047573 in said Register's Office.

COMMONLY KNOWN AS: 1034 E Trinity Ln A, Nashville, TN 37216
PARCEL ID: 072-05-0T-003.00
TITLE FILE NO: ROOTS26-5TN01

TRACT 2:

Being Unit No. 4, as established by the Declaration of Covenants, Conditions and Restrictions for Trinity Park, a Horizontal Property Regime with Private Elements, of Record in Instrument No. 20230623-0047851, and being shown on Plat attached thereof as Exhibit "B", in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 06/22/2023 at Instrument No. 20230622-0047573 in said Register's Office.

COMMONLY KNOWN AS: 1034 E Trinity Ln B, Nashville, TN 37216
PARCEL ID: 072-05-0T-004.00
TITLE FILE NO: ROOTS26-5TN02

TRACT 3:

Being Unit No. 5, as established by the Declaration of Covenants, Conditions and Restrictions for Trinity Park, a Horizontal Property Regime with Private Elements, of Record in Instrument No. 20230623-0047851, and being shown on Plat attached thereof as Exhibit "B", in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 06/22/2023 at Instrument No. 20230622-0047573 in said Register's Office.

COMMONLY KNOWN AS: 1034 E Trinity Ln C, Nashville, TN 37216
PARCEL ID: 072-05-0T-005.00
TITLE FILE NO: ROOTS26-5TN03

Exhibit "A"
Legal Descriptions

TRACT 4:

Being Unit No. 6, as established by the Declaration of Covenants, Conditions and Restrictions for Trinity Park, a Horizontal Property Regime with Private Elements, of Record in Instrument No. 20230623-0047851, and being shown on Plat attached thereof as Exhibit "B", in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 06/22/2023 at Instrument No. 20230622-0047573 in said Register's Office.

COMMONLY KNOWN AS: 1034 E Trinity Ln D, Nashville, TN 37216
PARCEL ID: 072-05-0T-006.00
TITLE FILE NO: ROOTS26-5TN04

TRACT 5:

Being Unit No. 2, as established by the Declaration of Covenants, Conditions and Restrictions for Trinity Park, a Horizontal Property Regime with Private Elements, of Record in Instrument No. 20230623-0047851, and being shown on Plat attached thereof as Exhibit "B", in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 06/22/2023 at Instrument No. 20230622-0047573 in said Register's Office.

COMMONLY KNOWN AS: 970 Dozier Place, Nashville, TN 37216
PARCEL ID: 072-05-0T-002.00
TITLE FILE NO: ROOTS26-5TN05

Exhibit "A"
Legal Descriptions

TRACT 6:

Being Unit No. 7, as established by the Declaration of Covenants, Conditions and Restrictions for Trinity Park, a Horizontal Property Regime with Private Elements, of Record in Instrument No. 20230623-0047851, and being shown on Plat attached thereof as Exhibit "B", in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 06/22/2023 at Instrument No. 20230622-0047573 in said Register's Office.

COMMONLY KNOWN AS: 972 Dozier Place, Nashville, TN 37216
PARCEL ID: 072-05-0T-007.00
TITLE FILE NO: ROOTS26-5TN06

TRACT 7:

Being Unit No. 8, as established by the Declaration of Covenants, Conditions and Restrictions for Trinity Park, a Horizontal Property Regime with Private Elements, of Record in Instrument No. 20230623-0047851, and being shown on Plat attached thereof as Exhibit "B", in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 06/22/2023 at Instrument No. 20230622-0047573 in said Register's Office.

COMMONLY KNOWN AS: 974 Dozier Place, Nashville, TN 37216
PARCEL ID: 072-05-0T-008.00
TITLE FILE NO: ROOTS26-5TN07

TRACT 8:

Being Unit No. 9, as established by the Declaration of Covenants, Conditions and Restrictions for Trinity Park, a Horizontal Property Regime with Private Elements, of Record in Instrument No. 20230623-0047851, and being shown on Plat attached thereof as Exhibit "B", in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 06/22/2023 at Instrument No. 20230622-0047573 in said Register's Office.

COMMONLY KNOWN AS: 976 Dozier Place, Nashville, TN 37216
PARCEL ID: 072-05-0T-009.00
TITLE FILE NO: ROOTS26-5TN08

Exhibit "A"
Legal Descriptions

TRACT 9:

Being Unit No. 10, as established by the Declaration of Covenants, Conditions and Restrictions for Trinity Park, a Horizontal Property Regime with Private Elements, of Record in Instrument No. 20230623-0047851, and being shown on Plat attached thereof as Exhibit "B", in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 06/22/2023 at Instrument No. 20230622-0047573 in said Register's Office.

COMMONLY KNOWN AS: 978 Dozier Place, Nashville, TN 37216
PARCEL ID: 072-05-0T-010.00
TITLE FILE NO: ROOTS26-5TN09

TRACT 10:

Being Unit No. 1, as established by the Declaration of Covenants, Conditions and Restrictions for Trinity Park, a Horizontal Property Regime with Private Elements, of Record in Instrument No. 20230623-0047851, and being shown on Plat attached thereof as Exhibit "B", in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 06/22/2023 at Instrument No. 20230622-0047573 in said Register's Office.

COMMONLY KNOWN AS: 980 Dozier Place, Nashville, TN 37216
PARCEL ID: 072-05-0T-001.00
TITLE FILE NO: ROOTS26-5TN10

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1034 E TRINITY LN A, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 332, page 69 and 20230623-0047851.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at 20230623-0047851.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 5085, page 478 and Book 4236, Page 807 and Instrument No. 200706200073810.

AS TO TRACT 2 (1034 E TRINITY LN B, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 332, page 69 and 20230623-0047851.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at 20230623-0047851.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 5085, page 478 and Book 4236, Page 807 and Instrument No. 200706200073810.

AS TO TRACT 3 (1034 E TRINITY LN C, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 332, page 69 and 20230623-0047851.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at 20230623-0047851.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 5085, page 478 and Book 4236, Page 807 and Instrument No. 200706200073810.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 4 (1034 E TRINITY LN D, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 332, page 69 and 20230623-0047851.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at 20230623-0047851.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 5085, page 478 and Book 4236, Page 807 and Instrument No. 200706200073810.

AS TO TRACT 5 (970 DOZIER PLACE, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 332, page 69 and 20230623-0047851.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at 20230623-0047851.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 5085, page 478 and Book 4236, Page 807 and Instrument No. 200706200073810.

AS TO TRACT 6 (972 DOZIER PLACE, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 332, page 69 and 20230623-0047851.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at 20230623-0047851.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 5085, page 478 and Book 4236, Page 807 and Instrument No. 200706200073810.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 7 (974 DOZIER PLACE, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 332, page 69 and 20230623-0047851.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at 20230623-0047851.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 5085, page 478 and Book 4236, Page 807 and Instrument No. 200706200073810.

AS TO TRACT 8 (976 DOZIER PLACE, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 332, page 69 and 20230623-0047851.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at 20230623-0047851.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 5085, page 478 and Book 4236, Page 807 and Instrument No. 200706200073810.

AS TO TRACT 9 (978 DOZIER PLACE, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 332, page 69 and 20230623-0047851.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at 20230623-0047851.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 5085, page 478 and Book 4236, Page 807 and Instrument No. 200706200073810.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 10 (980 DOZIER PLACE, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 332, page 69 and 20230623-0047851.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at 20230623-0047851.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 5085, page 478 and Book 4236, Page 807 and Instrument No. 200706200073810.

Tennessee Certification of Electronic Document

I, ROB NEWMAN, 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 (effective date of document).

Affiant Signature

1/12/2026
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 12th day of AUGUST, 2026.

Notary's Signature

MY COMMISSION EXPIRES:04/02/2029

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157