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THIS INSTRUMENT PREPARED BY:
Hannah A. Kolb, Esq.
SoBro Law Group, PLLC
101 Lea Avenue
Nashville, Tennessee 37210

Karen Johnson Davidson County
Batch# 1375863 DEEDWARRSP
02/04/2026 03:04:30 PM 5 pgs
Fees: $28.00 Taxes: $6,845.00
20260204-0007981

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
East Nashville Owner, LLC 3990 Hillsboro Pike, Suite 400 Nashville, TN 37215	East Nashville Owner, LLC 3990 Hillsboro Pike, Suite 400 Nashville, TN 37215	72-13-381 & 72-13-382

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **TM Investment, LLC**, a Tennessee limited liability company (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **East Nashville Owner, LLC**, a Delaware limited liability company (hereinafter referred to as the "**Grantee**"), its heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

Being the same property conveyed to TM Investment, L.L.C., a Tennessee limited liability company by Warranty Deed from Billy Hunter and wife, Sharon Hunter of record in Instrument No. 20140602-0047482, Register's Office for Davidson County, Tennessee, dated May 29, 2014 and recorded on June 02, 2014.

THIS is improved commercial real property known as 1300 Gallatin Avenue/1023 W. Douglas Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its heirs and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions of record, including, but not limited to, those listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signature appears on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 29th day of January, 2026.

TM INVESTMENT, LLC

Tom Muhsin, Authorized Signer

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public of said County and State, personally appeared Tom Muhsin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Signer of TM Investment, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such Authorized Signer, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself as Authorized Signer.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of January, 2026.

NOTARY PUBLIC
My Commission Expires: 9/5/2028

HANNAH A. KOLB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 5, 2028

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,850,000.00.

Affiant

Subscribed and sworn to before me this
30th day of January, 2026.

Notary Public
My Commission Expires: 9/5/2028

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Legal Description

A certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

TRACT ONE:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 23, on the Map of Trevecca Subdivision of Renraw of record in Book 421, Pages 72 and 73, Register's Office for Said County, described as follows: Beginning at the northwest corner of the Gallatin Pike and Douglas Avenue; thence with the margin of Douglas Avenue, westerly 110 feet to a stake; thence northerly 79-1/2 feet to the line between Lots Nos. 22 and 23; thence with the line between said lots, easterly 110 feet to the westerly margin of the Gallatin Pike; thence with the margin of the same, southerly 46 feet 2 inches to the beginning.

TRACT TWO:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 23 on the map of Trevecca Subdivision of Renraw, as of record in Book 421, Pages 72 and 73, Register's Office for said County, described as follows: Beginning on the northerly margin of Douglas Avenue at a point 110 feet westerly from the westerly margin of the Gallatin Road, being R.H. Wright's southwest corner; thence with the northerly margin of said avenue, westerly 68 feet 10 inches to the southwest corner of said Lot No. 23 on the easterly margin of an alley; thence with the easterly margin of said alley, northerly 100 feet to the corner of Lots Nos. 22 and 23 on said plan; thence easterly with the line between said two lots, 60 feet to said Wright's northwest corner; thence with his westerly line, southerly 79 1/2 feet, more or less, to the beginning.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2026 and subsequent years, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 421, Pages 72 and 73, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 01/29/2026 (date of document).

Affiant Signature

01/30/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of January, 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON