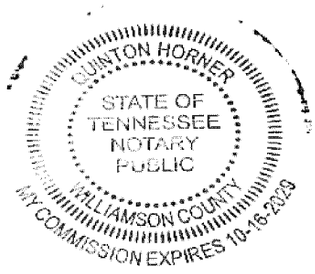
Karen Johnson Davidson County
Batch# 1378979 DEEDWARR
02/11/2026 09:04:30 AM 4 pgs
Fees: $23.00 Taxes: $29,600.00
20260211-0010451

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $8,000,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of February, 2026. Notary Public My commission expires: 10/16/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
3rd Avenue Property Investments, LLC	New Owner(s)	09315029000 10503034000 09315028900
303 31st Avenue North #105		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALBATROSS PROPERTIES GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **3RD AVENUE PROPERTY INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:
Land in Davidson County, Tennessee, being Lot 1 on the Plan of EDCO Subdivision, as of record in Plat Book 6050, Page 377, said Register's Office.

Said lots beginning at the Southwesterly corner of Lot 1 and the Northwesterly corner of Lot 2 on the Northeasterly margin of Third Avenue South; thence with Third Avenue South North 29 degrees 00 minutes 00 seconds West 49.81 feet to a curve North 16 degrees 16 minutes 24 seconds East 31.61 feet on the Southerly margin of Cameron Street; thence with Cameron Street North 61 degrees 32 minutes 49 seconds East 101.01 feet to a curve; thence South 73 degrees 43 minutes 51 seconds East 23.42 feet to the Westerly margin of an alley; thence with alley South 29 degrees 00 minutes 31 seconds East 55.14 feet; thence South 61 degrees 32 minutes 49 seconds West 136.07 feet to the point of beginning.

Being the same property conveyed to GCS Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Tony Seman, a married man of record in Instrument No. 20190726-0073738 Register's Office for Davidson County, Tennessee, dated July 24, 2019 and recorded on July 26, 2019.

Being the same property conveyed to Albatross Properties, GP, a Tennessee General Partnership by Warranty Deed from GCS Properties, LLC, a Tennessee Limited Liability

Company of record in Instrument No. **20260209-0009278** Register's Office for Davidson County, Tennessee.

Property 2:
Being Lot No. 1, as shown on the plan "Resubdivision of Lot No. 2 on the Plan of Edco Subdivision" of record in Plat Book 6050, Page 529, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Said Lot No. 1 fronts 51.23 feet on the Easterly margin of Third Avenue South and extends back 136.07 feet on the Northerly line and 130.07 feet on the Southerly line to an alley in the rear on which it measures 50.07 feet.

Being the same property conveyed to 1024-1026 3rd Ave LLC, a Tennessee limited liability company by Warranty Deed from Robert M. McTyre of record in Instrument No. 20220831-0098012, Register's Office for Davidson County, Tennessee, dated August 30, 2022 and recorded on August 31, 2022.

Property 3:
Being Lot No. 2, as shown on the plan "Resubdivision of Lot No. 2 on the Plan of Edco Subdivision" of record in Plat Book 6050, Page 529, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to 1024-1026 3rd Ave LLC, a Tennessee limited liability company by Warranty Deed from Robert M. McTyre of record in Instrument No. 20220831-0098012, Register's Office for Davidson County, Tennessee, dated August 30, 2022 and recorded on August 31, 2022.

As to Property 2 & 3 above, being the same property conveyed to Albatross Properties, GP, a Tennessee General Partnership by Warranty Deed from 1024-1026 3rd Ave LLC, a Tennessee limited liability company of record in Instrument No. **20260209-0009276** Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1020, 1024 and 1026 3rd Avenue South, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs 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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of February, 2026.

Albatross Properties GP,
a Tennessee General Partnership

By: _____
Billy Gibbs, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Billy Gibbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Albatross Properties GP, a Tennessee General Partnership, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2nd day of February, 2026.

_____
Notary Public

My Commission Expires: 10/16/29

QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-16-2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Februarv 2. 2026

Affiant Signature

4th day of February, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of Februarv, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028