This instrument was prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25218-CC

Karen Johnson Davidson County
Batch# 1381864 DEEDQC
02/17/2026 01:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260217-0012454

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 10th day of February, 2026.

Notary Public
My Commission Expires: 1-8-2028

KIMBERLY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner	Send Tax Bills To:	Map-Parcel Number
Building Bordeaux, LLC 811 Cammack Court Nashville, TN 37205	New Owner	070-05-0P-001-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **C&H PROPERTIES, LLC**, a Tennessee limited liability company (the "Grantor") does hereby quitclaim and convey unto **BUILDING BORDEAUX, LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being a certain private element unit situated within Davidson County, Tennessee, and being further known as Unit 3226, together with the appurtenant common elements of the 3226 & 3228 Alpine Park Blvd., created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 3226 & 3228 Alpine Park Blvd., of record in Instrument No. 20230901-0068828, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws attached as exhibit to said Declaration, for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration. Reference is hereby made to the Site-Plan attached as exhibit to said Declaration; the Original Plan of record in Book 421, page 131, said Register's Office; and the Final Partition Plat of record in Instrument No. 20230313-0018180, said Register's Office, for a more complete identification and placement of such Unit.

Being a portion of the property conveyed to C&H Properties LLC, a Tennessee limited liability company, by Warranty Deed from Michael P. Cullin, unmarried, dated January 14, 2022, recorded January 18, 2022, of record in Instrument No. 20220118-0006611, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3226 Alpine Park Boulevard, Nashville, TN 37218**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10 day of February, 2026.

GRANTOR:

C&H PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Alex H. Craw, Member

By: _____
Keith A. Hendrick, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alex H. Craw and Keith A. Hendrick, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Members of C&H Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such Members being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of C&H Properties, LLC, by the said Alex H. Craw and Keith A. Hendrick as its Members.

WITNESS my hand and seal at office this 10 day of February, 2026.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11/08/2028

I, Kirsten Virden, 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 02/10/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 02/10/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of February, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

