Karen Johnson Davidson County
Batch# 1382651 DEEDWARR
02/18/2026 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $5,503.75
20260218-0013027

This instrument was prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25259-CC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,487,500.00.

Affiant

Subscribed and sworn to before me, this the 18th day of February, 2026.

Notary Public
My Commission Expires: 1/22/30

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owners	Send Tax Bills To:	Map-Parcel Number
F&M FOUR SEASONS LLC 128 Beacon St. Unit K Boston, MA 02116	New Owner	093-06-4E-034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **John W. Agee and Laurie Young Agee, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **F&M FOUR SEASONS LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment located in Davidson County, Tennessee, being Unit 1905, together with the appurtenant common elements, of 160 Second Avenue Private Residences, as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for 160 Second Avenue Private Residences Condominium, of record in Instrument No. 20211229-0171494; as Amended and Restated in Instrument No. 20220425-0047381; and as further Amended in Instrument No. 20220525-0060949, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws as appended to said Master Deed 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 Master Deed. Reference is hereby made to Site-Plan appearing as Exhibit to said Master Deed, and the Consolidation Plat of record in Instrument No. 20190403-0030305, said Register's Office, for a more complete and detailed description as to details and location of said Unit. See also overall Master Condominium Covenants of record in Instrument No. 20211229-0171493; as Amended and Restated in Instrument No. 20220425-0047380; and as further Amended in Instrument No. 20220525-0060948, said Register's Office.

Being the same property conveyed to John W. Agee and Laurie Young Agee, husband and wife by Warranty Deed from Robert A. Carter and Bobbie Y. Carter, husband and wife, dated June 25, 2024, recorded July 1, 2024, of record in Instrument No. 20240701-0049231, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Robert A. Carter and Bobbie Y. Carter, husband and wife by Special Warranty Deed from 151 Nashville Project LP, a Delaware limited partnership, dated June 24, 2022, recorded June 29, 2022, of record in Instrument No. 20220629-0074842, said Register's Office.

This is improved property located at: **160 2nd Avenue South, Unit 1905, Nashville, TN 37201**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of February, 2026.

GRANTOR:

John W. Agee

Laurie Young Agee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John W. Agee and Laurie Young Agee, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at the office this 18th day of February, 2026.

Notary Public
My Commission expires: 11-8-2028

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202602180013027

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 02/18/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 02/18/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of February, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

