Karen Johnson Davidson County
Batch# 1385151 DEEDWARRSP
02/25/2026 10:24:30 AM 6 pgs
Fees: $33.00 Taxes: $5,217.00
20260225-0014898

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Five Ten Iris, LLC 272 West 107th Street New York, NY 10025	#118-07-0A-004.00CO	Same as New Owner
This instrument prepared by and when recorded return to: Fred Russell Harwell, Adams and Reese LLP 1600 West End Avenue, Suite 1400, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 23rd day of February, 2026 by and between **DREAM GIVER INVESTMENTS, LLC**, a Louisiana limited liability company ("***Grantor***") and **FIVE TEN IRIS, LLC**, a Tennessee limited liability company ("***Grantee***").

WITNESSETH

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, its successors and assigns, all of its interest in and to that certain real property in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances identified on Exhibit B which is attached hereto and incorporated herein by this reference (the "***Permitted Encumbrances***").

This is improved property located at 510 East Iris Drive, Unit D, Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,410,000.00.

Fred Harwell
Affiant

Subscribed to and sworn before me this 23rd day of February 2026.

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6 2026

Notary Public
My Commission Expires: 7-6-26

152461326

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except claims arising under or by virtue of the Permitted Encumbrances.

WITNESS the execution of this instrument by Grantor as of the day and year first above written.

GRANTOR:
Dream Giver Investments, LLC, a Louisiana limited liability company

By: _____
Mark Flint, President

By: Melinda Flint
Melinda Flint, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, Michelle Marie Montague, a Notary Public in and for the State and County aforesaid, personally appeared Mark Flint, 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 President of Dream Giver Investments, LLC, a Louisiana limited liability company, the within named bargainor, and that he as such President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such President.

Witness my hand and seal this 23 day of February, 2026.

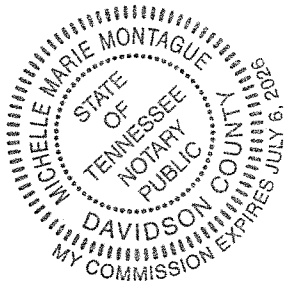
MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2026

_____
Notary Public
My commission expires: 7-6-26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, Michelle Marie Montague a Notary Public in and for the State and County aforesaid, personally appeared Melinda Flint, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary of Dream Giver Investments, LLC, a Louisiana limited liability company, the within named bargainor, and that she as such Secretary, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such Secretary.

Witness my hand and seal this 13 day of February, 2026.



Notary Public
My commission expires: 7-6-26

EXHIBIT A

LEGAL DESCRIPTION

The land is described as follows:

Land in Davidson County, Tennessee, being Unit No. D, together with the appurtenant interest in the common elements of Iris Court Office Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20070409-0042081, and amended as Instrument No. 20081230-0123702, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Dream Giver Investments, LLC, a Louisiana limited liability corporation, by deed from Sure-Fire Music Company, Inc., a Tennessee corporation, of record as Instrument No. 20140304-0018273, dated February 28, 2014, said Register's Office.

EXHIBIT B

PERMITTED ENCUMBERANCES

1. Matters shown on the Plan of record in Book 1130, Page 36, said Register's Office.

2. Master Deed of record as Instrument No. 20070409-0042081, and amended as Instrument No. 20081230-0123702, said Register's Office.

3. Restrictive Covenants set forth in deed of record in Book 1429, page 672, said Register's Office.

4. Joint Construction and Access Easement of record as Instrument No. 20070511-0056545, said Register's Office.

Certificate of Authenticity

I, Melissa Goelz, 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 02-23-2026.

Date

Affiant Signature

02-24-2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of February, 2026.

Notary's Signature

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)