Karen Johnson Davidson County
Batch# 1385282 DEEDWARR
02/25/2026 02:51:30 PM 4 pgs
Fees: $23.00 Taxes: $14,245.00
20260225-0015087

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/10/29
(AFFIX SEAL)

LAUREN LARGENT NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

LL-AY-26-1033

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
TMEC Nashville, Inc. **c/o Michelle Fontanez**	**Same as New Owner**	
(NAME) **515 S Flower St., Ste 1800**	(NAME) **Same as New Owner**	**104-04-0-158.00**
(ADDRESS) **Los Angeles, CA 90071**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK E. UTLEY, TRUSTEE OF THE MARK E. UTLEY TRUST DATED 9/1/2012, AS AMENDED AND RESTATED ON 12/14/2021 AND ROSE ANNE REED, TRUSTEE OF THE ROSE ANNE UTLEY TRUST DATED JAN 9 2012, SECOND AMENDMENT AND RESTATEMENT OF THE ROSE ANNE REED (A.K.A. ROSE ANNE UTLEY) REVOCABLE TRUST DATED OCTOBER 23, 2021,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TMEC NASHVILLE, INC., A DELAWARE CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A TRACT OF LAND IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING GENERALLY LOCATED NORTH OF EDGEHILL AVENUE, WEST OF 16TH AVENUE SOUTH, AND SOUTH OF GRAND AVENUE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WESTERN MARGIN OF 16TH AVENUE SOUTH, SAID POINT BEING THE NORTHEAST CORNER OF THE AARON D. TIPPIN, ETUX PROPERTY AS EVIDENCED IN DEED BOOK 1237, PAGE 668, R.O.D.C., TN, THENCE

1. LEAVING THE MARGIN OF 16TH AVENUE SOUTH AND WITH THE NORTHERN LINE OF SAID TIPPIN TRACT, N 82°05'31" W A DISTANCE OF 149.95' TO A POINT IN THE EASTERN MARGIN OF A 12' ALLEY, THENCE
2. WITH THE MARGIN OF SAID ALLEY, N 08°54'01" E A DISTANCE OF 93.02' TO A POINT, THE SOUTHWEST CORNER OF THE VANDERBILT UNIVERSITY TRACT, AS EVIDENCED IN INSTRUMENT NO. 20080528-0054418, R.O.D.C., TN., THENCE
3. LEAVING THE MARGIN OF SAID ALLEY AND WITH THE SOUTHERN LINE OF SAID VANDERBILT UNIVERSITY, S 82°05'31" E A DISTANCE OF 149.95' TO A POINT IN THE WESTERN MARGIN OF 16TH AVENUE SOUTH, THENCE

WITH SAID MARGIN, S 08°54'01" W A DISTANCE OF 93.02' TO THE POINT OF BEGINNING AND CONTAINING 13946 SQUARE FEET OR 0.32 ACRES, MORE OR LESS.

Being the same property conveyed to Mark E. Utley, Trustee of the Mark E. Utley Trust Dated Jan 9 2012 and Rose Anne Utley, Trustee of the Rose Anne Utley Trust Dated Jan 9 2012 by Quitclaim deed from Elevation Properties, LLC of record in Instrument No. 20120323-0024861 Register's Office for Davidson County, Tennessee, dated March 22, 2012 and recorded on March 23, 2012.

This conveyance is subject to:
• Taxes for the year 2026, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 161, Page 88, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and or storm drainage of record in Book 5813, Page 645, in the Register's Office for Davidson County, Tennessee.
• Grant of Utility Easement of record in Book 4573, Page 994, in the Register's Office for Davidson County, Tennessee.
• Easement for Pad Mounted Transformer of record in Book 5838, Page 699, in the Register's Office for

Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1033 16th Ave S, Nashville, Tennessee 37212.**

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 18th DAY OF FEBRUARY, 2026.

Mark E. Utley, Trustee of the Mark E. Utley Trust Dated 9/1/2012, as amended and restated on 12/14/2021

BY: _____
Mark E. Utley
Trustee

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK E. UTLEY, TRUSTEE of MARK E. UTLEY, TRUSTEE OF THE MARK E. UTLEY TRUST DATED 9/1/2012, AS AMENDED AND RESTATED ON 12/14/2021, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal this the 18th of February, 2026.



Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Witness my/our hand(s) this the 18th DAY OF FEBRUARY, 2026.

Rose Anne Reed, Trustee of the Rose Anne Utley Trust Dated Jan 9 2012, Second Amendment and Restatement of the Rose Anne Reed (A.K.A. Rose Anne Utley) Revocable Trust dated October 23, 2021

BY: Rose Anne Reed
Rose Anne Reed
Trustee

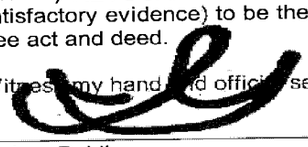
Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSE ANNE REED, TRUSTEE of ROSE ANNE REED, TRUSTEE OF THE ROSE ANNE UTLEY TRUST DATED JAN 9 2012, SECOND AMENDMENT AND RESTATEMENT OF THE ROSE ANNE REED (A.K.A. ROSE ANNE UTLEY) REVOCABLE TRUST DATED OCTOBER 23, 2021, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 18th of February, 2026.



Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 February 18, 2026

Affiant Signature

25th day of February, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

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