WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,100,000.00.

Affiant

Subscribed and sworn to me on 02/23/26.

NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Karen Johnson Davidson County
Batch# 1386071 DEEDWARR
02/26/2026 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20260226-0015358

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Printers Alley Ocean Beach Engagement, LLC 312 West 2nd Street #A1623 Casper, WY 82601	SAME AS NEW OWNER	093 02 3C 004.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert T. Vaughn and wife, Lisa Vaughn, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Printers Alley Ocean Beach Engagement, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 400, as described in the Master Deed of 208 THIRD AVENUE NORTH CONDOMINIUMS, of record in Book 10165, Page 684, as amended in Instrument No. 20180119-0005961, in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Robert T. Vaughn and wife, Lisa Vaughn, by Warranty Deed from Caudill Investment, LLC, an Ohio Limited Liability Company, of record in Instrument No. 20090814-0076406, in the Register's Office of Davidson County, Tennessee, dated August 13, 2009 and recorded on August 14, 2009.
>
> This is improved property known as 208 3rd Ave North #400, Nashville, TN 37201.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands on 02/23/26.

Robert T. Vaughn

Lisa Vaughn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 02/23/26, before me personally appeared Robert T. Vaughn and Lisa Vaughn, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 02/23/26.

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 07/02/29

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 02/23/2026.

John Cobb Rochford

Date: 02/23/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 02/23/2026.

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29