Karen Johnson Davidson County
Batch# 1386483 DEEDWARR
02/27/2026 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $19,055.00
20260227-0015635

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39078-02-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: ~~$5,150,000.00~~ Affiant Subscribed and sworn to before me this 26th day of February, 2026. Notary Public My Commission Expires: 3.6.28

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
2012 CEDAR LANE, LLC 1800 St James Place, Box 220 Houston, TX 77056	2012 CEDAR LANE, LLC 1800 St James Place, Box 220 Houston, TX 77056	Map and Parcel No.: 14503000700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Air Fox, LLC, a Wyoming limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to 2012 Cedar Lane, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1206 Tyne Boulevard, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 25th day of February, 2026.

GRANTOR:

Air Fox, LLC, a Wyoming limited liability company

BY: Chelsea Armistead, Authorized Agent
Chelsea Armistead, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public of the State and County aforementioned, personally appeared Chelsea Armistead, 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 Authorized Agent of Air Fox, LLC, a Wyoming limited liability company and as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 25th day of February, 2026.

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/8/28

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Harpeth Acres, Section 1, of record in Book 1424, page 140, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Air Fox, LLC, a Wyoming Limited Liability Company, by deed dated November 21, 2022 from Anthony G. Weeks and Angela R. Weeks, husband and wife, of record in Instrument No. 20221123-0124084, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 a lien, not yet due and payable, which have been prorated and assumed by Grantee

2. All matters appearing on the Plan of record as Book 1424, Page 140, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Holly A. Mason, 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 25, 2026.

Affiant Signature

2/25/26
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026