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THIS INSTRUMENT PREPARED BY: MUDTER PATTERSON & COX PLLC Attorneys at Law 3811 Bedford Avenue, Suite 205 Nashville, Tennessee 37215 (615) 383-4429 Karen Johnson Davidson County Batch# 1387141 DEEDWARRSP 03/02/2026 02:10:30 PM 4 pgs Fees: $23.00 Taxes: $12,025.00 20260302-0016243	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson The actual consideration or value, whichever is greater, for this transfer is: $3,250,000.00. Affiant Subscribed and sworn to before me, this 26th day of February, 2026. Notary Public My Commission Expires: 9/5/2026

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
IRIS NASHVILLE MINISTRY 901 Dalebrook Lane Nashville, TN 37206	901 Dalebrook Lane Nashville, TN 37206	08305002000; 08301027400; 08301027500; and 08305001800

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, Treg Warner ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to IRIS NASHVILLE MINISTRY, a Tennessee nonprofit corporation ("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 904 Gallatin Ave;1044 and 1046 Petway Ave;1049 Seymour, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

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 this 25th day of February, 2026.

Treg Warner

Treg Warner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Treg Warner, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 3/8/28

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

EXHIBIT "A"

Parcel 1:
Land in Davidson County, Tennessee, being Lot 2 on the Map of the Resubdivision of lots 1 to 6,7,8 and 16 of the Sallie Johnson Addition, as of record in Book 421, page 22, Register's Office for said County, Said lot No. 2 fronts 105 feet on the westerly side of the Gallatin Road and runs back 174 1/2 feet on the south line, and 186 1/2 feet on the north line to an alley, and shows 105 feet on said alley.

Parcel 2:
Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Subdivision of the land of the heirs of Miss Sallie L. Johnson, as of record in Book 332, page 164, said Register's Office. Said lot No. 9 fronts 50 feet on the southerly side of the Petway Avenue and runs back between parallel lines 156 feet to an alley.

Parcel 3:
Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Resubdivision of Lots Nos. 1 to 6 inclusive and 7,8 and 16 in the Miss Sallie Johnson Home Place, as of record in Book 421, Page 22, said Register's Office.

Said lot No. 4 fronts 64 feet 9 inches on the southerly side of Petway Avenue, and runs back 156 feet on the west line and 157 feet on the east line, with the westerly margin of an alley to an alley in the rear, and shows 46 feet on the last mentioned alley.

Parcel 4:
Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Resubdivision of Lots Nos. 1 to 6 and 7, 8 and 16 of the Sallie Johnson Addition, as of record in Book 421, page 22, said Register's Office.

Said Lot No. 5 fronts 50 feet on the northerly side of Seymour Avenue and runs back 156 feet on the west line, and 157 feet on the east line with the westerly margin of an alley to an alley in the rear, and shows 67 feet on said rear alley.

Being the same property conveyed to Treg Warner by deed from Mark M. Warner, Trustee of the Margaret Ann Seman Trust created under the Last Will and Testament of Margaret Ann Warner of record in Instrument No. 20250214-0011377, Register's Office for Davidson County, Tennessee, as corrected by Notary Public Affidavit of Correction of Record in Instrument No. ____202603020016241____, 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 between the parties and assumed by Grantee.

2. All matters appearing on the Plan of record as Book 421, Page 22, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 02/25/2026 (date of document).

J Spruill

Affiant Signature

02/27/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of February, 2026.

Mandy Catalanotto

Notary's Signature

My Commission Expires: 11/8/27

