Karen Johnson Davidson County
Batch# 1389414 DEEDWARRSP
03/06/2026 01:43:30 PM 6 pgs
Fees: $33.00 Taxes: $3,552.00
20260306-0018233

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, TN 37203

SPECIAL WARRANTY DEED

Address of new owner as follows:	**Send tax bills to:**	**Map-Parcel No.**
Form Properties LLC **100 Bay Drive** **Hendersonville, TN 37075** **Attn: David Singelyn**	**(Same)**	**093-15-0-232.00**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Know all men by these presents that, PARTICIPANT PROPERTIES, LLC, a Tennessee limited liability company (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by FORM PROPERTIES LLC, a Tennessee limited liability company (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

This is improved property commonly known as: 1014 4th Avenue South, Nashville, Tennessee 37210.

This conveyance is subject to all matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and its successors and assigns, forever.

The Grantor, for itself and its successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the 6th day of March, 2026.

GRANTOR:

PARTICIPANT PROPERTIES, LLC, a Tennessee limited liability company

By: _____
Daniel Hogan
Its: Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Daniel Hogan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of PARTICIPANT PROPERTIES, LLC, a Tennessee limited liability company, the within named bargainor, and that such he as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as its Sole Member.

Witness my hand and seal, at office this 6th day of March, 2026.

_____
Notary Public

My commission expires: JAN. 31 2029

GUY MILLER HOGAN II
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires January 31, 2029

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value for this transfer of this property, whichever is greater is $960,000.00.

Affiant

Sworn to and subscribed before me on
this 6 day of March, 2026.

Notary Public
My Commission Expires: 8-30-2027

MELISSA A GOELZ
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 08-30-2027

EXHIBIT A

[*Property Legal Description*]

Land in Davidson County, Tennessee, being the southerly 33 feet of Lot No. 88, as shown on the map entitled Plan of Isaac Paul's Elysian Grove Addition, of record in Book 1, page 134, in the Chancery Court for Nashville, Tennessee, and being more particularly described as follows:

Said part of Lot No. 88 fronts 33 feet on the easterly side of 4th Avenue South, (formerly Cherry Street), and runs back between parallel lines 135 feet, more or less to an alley.

Being the same property conveyed to PARTICIPANT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from WHITE GOAT HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20190308-0021498, dated March 7, 2019, Register's Office of Davidson County, Tennessee.

- End of Exhibit -

EXHIBIT B

[*Permitted Exceptions*]

1. The lien for property taxes for the year 2026 and subsequent year which are not yet due and payable.

2. Matters shown on the Plan of record in Book 1, page 134, in the Chancery Court for Nashville, Tennessee.

- End of Exhibit -

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 March 6, 2026.

Date

Affiant Signature

March 6, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of March, 2026.

Notary's Signature

My Commission Expires: 07-18-2028
Date

Notary's Seal (if on paper)

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

202603060018233