SPECIAL WARRANTY DEED	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Karen Johnson Davidson County Batch# 1392448 DEEDWARRSP 03/12/2026 04:07:30 PM 5 pgs Fees: $28.00 Taxes: $2,775.00 20260312-0019918	I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is **$750,000.00**. Affiant Subscribed and sworn to before me, this the 6th day of March, 2026. Notary Public My Commission Expires: 03-06-2029

SUSAN YOUNG NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
Winstead PC, 1221 Broadway, Suite 2030, Nashville, Tennessee 37203

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
CBM Real Estate, LLC 333 Plus Park Boulevard Nashville, Tennessee 37217	~~09102031200~~ 09102031200	SAME AS NEW OWNER

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Calleigh Minor Grizzell**, formerly known as Calleigh Minor, together with Luke Grizzell, her spouse, who joins in the execution hereof to transfer any spousal interest (collectively, the "Grantor"), have this day bargained and sold, and by these presents do hereby transfer and convey unto **CBM Real Estate, LLC**, a Tennessee limited liability company (the "Grantee"), and its successors and assigns, forever, the real estate located in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way and easements now or hereafter belonging or pertaining to any of the foregoing, including any portion thereof located in any neighboring rights of way, streets, or strips, all developmental rights, air rights, wind rights, water rights, riparian rights and water stock relating to the real property, and all other rights, benefits, licenses, interests, privileges, easements, tenements, and hereditaments appurtenant to such real property or used in connection with the beneficial use and enjoyment of such real property or any improvements thereon, or in anywise appertaining to such real property or the improvements thereon (collectively with the Land, the "Property").

This Property is improved property known as 5504B California Avenue, Nashville, Davidson County, Tennessee 37209.

This conveyance is made subject to the following limitations, restrictions and/or encumbrances (collectively, the "Permitted Exceptions"): [i] all real estate taxes and assessments for 2026 and future years, the liens for such future years yet due and payable; and [ii] all matters of public record.

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging, unto the Grantee and its successors and assigns, in fee simple, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

Grantor further covenants and binds Grantor and its successors and assigns to warrant and forever defend title to the Property to Grantee and its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the Permitted Exceptions).

DATED EFFECTIVE this 6th day of March, 2026.

[*remainder of page left intentionally blank*]

[*Signature page to Special Warranty Deed*]

GRANTOR:

By: _____
Calleigh Minor Grizzell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Calleigh Minor Grizzell, 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 within named bargainor, ~~and that she~~ executed the foregoing instrument for the purposes therein contained, by signing her name.

WITNESS my hand and seal at office this 6th day of MARCH 2026.

Susan Young
NOTARY PUBLIC

SUSAN YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 03-06-2029

By: _____
Luke Grizzell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Luke Grizzell, 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 within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing his name.

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

Susan Young
NOTARY PUBLIC

My Commission Expires: 03-06-2029

SUSAN YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot No. 1411, Block 50 on the Plan of Plan No. 2 of West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1411 fronts 25 feet along Northerly Margin of California Avenue and runs back between parallel lines 150 feet to a deed line on the rear of said Lots.

Being the same property conveyed to Calleigh Minor, an unmarried woman, by Warranty Deed from Jeff Estepp, LLC of record as Instrument No. 20190904-0089244, dated August 29, 2019.

Tennessee Certification of Electronic Document

I, Jack F. King III, 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 of document).

Affiant Signature

March 9, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/24/28

NOTARY'S SEAL

