RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Name and Address of New Owner:
Hallowed Ventures, LLC
100 Powell Pl, Ste 1470
Nashville, TN 37204

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch # 1393852 DEEDWARR
03/17/2026 09:55:09 AM 2 pgs
Fees: $13.00 Taxes: $3,737.00
20260317-0021107

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 118-01-0-336

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Eric Robinson, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hallowed Ventures, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 21 and the easterly 2 feet of Lot No. 20 on the Plan of Idlewild, as of record in Book 161, page 120, Register's Office of Davidson County, Tennessee.

Said Lot and part of lot adjoin and front together 52 feet on the northerly side of Halcyon Avenue and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Eric Robinson and Joyce M. Robinson, as joint tenants with right of survivorship by Quitclaim Deed from Joyce M. Robinson, widow. Further being the same property conveyed to Martin L. Robinson and wife, Joyce M. Robinson by Warranty Deed by John H.. West, Sr., unmarried, of record in Book 3846, page 114, Register's Office of Davidson County, Tennessee. Martin L. Robinson having since died on 9/18/2006. Joyce M. Robinson died on 4/30/2017.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 924 Halcyon Avenue, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of March, 2026.

Eric Robinson (SEAL)
Eric Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of March, 2026, before me personally appeared Eric Robinson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of March, 2026.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 11.5.29

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,010,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of March, 2026.

Notary Signature
My commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON