Karen Johnson Davidson County
Batch# 1396279 DEEDWARR
03/23/2026 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260323-0022947

Name and Address of New Owner:
FrndZ Venture Capital Corp., a Tennessee Corporation
330 Gleaves LN
Nolensville, TN 37135

Send Tax Statements To:
FrndZ Venture Capital Corp., a Tennessee Corporation
330 Gleaves LN
Nolensville, TN 37135

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-26020157

Map and Parcel: 083 03 0 025.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Aimee D. Bobbitt, Conservator for Mary E. Pettus**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **FrndZ Venture Capital Corp., a Tennessee Corporation**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 5, on the Plan of R. T. Creighton Subdivision, of Lot Nos. 42 and 43; Brownsville, as of record in Book 332, page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 5, fronts 50 feet on the southerly side of Creighton Street and runs back between parallel lines 170 feet to an alley measuring 50 feet thereon.

Being the same property conveyed to Larry Wayne Pettus and wife, Mary E. Pettus by Warranty Deed filed for record on December 28, 1976 in Book 5100, page 786, of the Register's Office for Davidson County, Tennessee. The said property was vested out of Larry Wayne Pettus and vested in Mary E. Pettus by Order to Amend Final Decree filed for record on December 14, 1995 in Book 9888. page 876, of the Register's Office for Davidson County, Tennessee. Order For Conservatorship in Docket No 26P-388 appointing Aimee D. Bobbit as Conservator for Mary E. Pettus.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 104 Creighton Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 12th day of March, 2026.

Aimee D. Bobbitt, LR Conservator

Aimee D. Bobbitt, Conservator for Mary E. Pettus

Florida
State of Tennessee

County of Seminole County

Personally appeared before me, a notary public in and for the state and county aforementioned, Aimee D. Bobbitt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Conservator of Mary E. Pettus and that she as such Conservator executed the foregoing instrument for the purposes therein contained.

Type of Identification produced: Tennessee Driver License

Witness my hand and seal this 13th of March, 2026.

Xiomara J Giannelli
Notary Public
My Commission Expires: 07/21/2028

XIOMARA J GIANNELLI
Notary Public - State of Florida
Commission # HH 532476
Expires on July 21, 2028

Notarized remotely online using communication technology via Proof.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,000.00.

Affiant Signature

Subscribed and sworn to before me, this 13th day of March, 2026.

NOTARY PUBLIC
Avalon Malikiya Morgan-Nichols
Exp. 6/3/2029
ID No.135517853
STATE OF TEXAS

Notary Public
My Commission Expires: 6/3/29

Certificate of Authenticity

I, Jenesia McDougal, 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 3/13/2026.

Date

Jenesia McDougal

Affiant Signature

3/13/2026

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 13 day of March, 2026.

Brittani N. Henderson

Notary's Signature

My Commission Expires: 10-15-2029

Date

Notary's Seal (if on paper)

BRITTANI NOELLE HENDERSON
Notary Public, State of Texas
Comm. Expires 10-15-2029
Notary ID 135536380