THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 1399704 DEEDWARR
03/31/2026 08:55:30 AM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20260331-0025299

ADDRESS NEW OWNER
1909 Long LLC
2206 21st Ave S.
Nashville, TN 37212

SEND TAX BILLS TO
NEW OWNER

MAP/PARCEL
094-02-0-157.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CONSTANCE A. SINCLAIR, AN UNMARRIED WOMAN,** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **1909 LONG LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantee" herein), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind herself, her assigns, successors and representatives, 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. The conveyance herein is subject to 2026 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 25th day of March, 2026.

CONSTANCE A. SINCLAIR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared **CONSTANCE A. SINCLAIR**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 25th day of March, 2026.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/5/29

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$1,300,000.00**

Sworn to and subscribed before me this 26th day of March, 2026.

Notary Public

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029

My Commission Expires:

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot Nos. 1, 2 and 3 on the subdivision plat for Long Avenue 3 Lot Subdivision, of record in Instrument No. 20260304-0017442, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Constance A. Sinclair, an unmarried woman by Warranty Deed from Larry N. Prince and Beverly Bounds, dated September 17, 2012 and recorded September 24, 2012 in Instrument No. 20120924-0086657, Register's Office of Davidson County, Tennessee.

This is improved property known as: 1909 Long Avenue, Nashville, TN 37206.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 25. 2026

Affiant Signature

30th day of March, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

