WARRANTY DEED

Karen Johnson Davidson County
Batch# 1402736 DEEDWARR
04/07/2026 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20260407-0028059

File #25-PA-0832-834

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,150,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2026.

Notary Public
MY COMMISSION EXPIRES: 11/5/29

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Core Holdings LLC (NAME)	**NEW OWNER** (NAME)	**082 08 0 094.00 (as to Lot 12), 082 08 0 095.00 (as to Lot 11), 082 08 0 096.00 (as to Lot 10), 082 08 0 097.00 (as to Lot 9)**
2206 21st Avenue South, Suite 200 (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CHRISTOPHER B. CROOK, AN UNMARRIED PERSON,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

CORE HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 9, 10, 11 and 12 of Block "A" on the Plan of NASHVILLE TRUST COMPANY'S SUBDIVISION OF THE A.W. SHRYER'S PROPERTY of record in Plat Book 843, Page 25, 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. 11 fronts 50 feet on the Southerly margin of Seymour Avenue and runs back between lines, measuring 176 feet on the Easterly line and 175 feet 3 inches on the Westerly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Christopher B. Crook, a single person, by Warranty Deed from Andrea Durbin O'Steen, of record in Instrument No. 20150505-0040706, in the Register's Office of Davidson County, Tennessee, dated April 24, 2015 and recorded on May 5, 2015. (as to Lot 9)

Being the same property conveyed to Christopher B. Crook, unmarried, by Warranty Deed from Deborah K. Hunt, wife and husband Jerry T. Hunt and Richard W. Berryman and Angela Pinto Berryman, husband and wife, of record in Instrument No. 20170803-0079383, in the Register's Office of Davidson County, Tennessee, dated July 31, 2017 and recorded on August 3, 2017. (as to Lot 10)

Being the same property conveyed to Christopher B. Crook, unmarried, by Warranty Deed from Jerry Hunt and wife, Deborah Hunt, of record in Instrument No. 20150602-0051266, in the Register's Office of Davidson County, Tennessee, dated May 29, 2015 and recorded on June 2, 2015. (as to Lot 11)

Being the same property conveyed to Christopher B. Crook, an unmarried man, by Warranty Deed from Rebecca Sledge Johnson, a married woman, of record in Instrument No. 20181008-0099602, in the Register's Office of Davidson County, Tennessee, dated October 5, 2018 and recorded on October 8, 2018. (as to Lot 12)

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NASHVILLE TRUST COMPANY'S SUBDIVISION OF THE A.W. SHRYER'S PROPERTY, as recorded in Plat Book 843, Page(s) 25.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ____X___ **improved** property known as: 832, 834, 836 and 838 Seymour 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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 my/our hand(s) this the **31st** day of **March, 2026.**

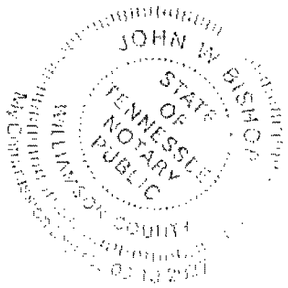
Christopher B. Crook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2026, before me personally appeared Christopher B. Crook, 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 31st day of March, 2026.

Notary Signature
My commission expires:



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 31. 2026

Affiant Signature

6th day of April, 2026

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028