Karen Johnson Davidson County
Batch# 1405183 DEEDWARR
04/14/2026 01:07:30 PM 4 pgs
Fees: $23.00 Taxes: $9,065.00
20260414-0030398

REGISTER'S USE ONLY:

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $2,450,000.00.

Cindy M. Blevins
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 10TH DAY OF APRIL, 2026.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 5/8/29

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Skip Holdings LLC
1919 Ashwood Avenue
Nashville, TN 37212

NEW OWNER:
Skip Holdings LLC
1919 Ashwood Avenue
Nashville, TN 37212

GENERAL WARRANTY DEED

This indenture is made and entered into this 10th day of April, 2026 ("EFFECTIVE DATE") between EAST IRIS PROPERTIES, a Tennessee General Partnership (hereinafter referred to as "GRANTOR") and SKIP HOLDINGS LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 17 of Block H, on the Map of Berry Hill Garden of record in Book 1130, Page 36, Register's Office for said County. Said Lot No. 17 fronts 88.0 feet on the Easterly margin of East Iris Drive and runs back 143.8 feet on the Northerly line and 131.65 feet in the Southerly line to a line in the rear measuring 30.0 feet thereon.

Being the same property conveyed to East Iris Properties, a Tennessee general partnership from Ziba Investment Company, LLC, a Delaware limited liability company by Warranty Deed dated February 22, 2017 and recorded on February 24, 2017 in Instrument No. 20170224-0018818, Register's Office of Davidson County, Tennessee.

TAX PARCEL # 118 07 0 211.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 442 E. Iris Drive, Nashville, TN 37204.

In the event of a discrepancy between the property address or the tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

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, 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 except for matters appearing on the plat recorded in Plat Book 1130, Page 36, in the Register's Office for Davidson County, Tennessee and as otherwise set forth herein; and Grantor does further covenant and bind itself, its successors, heirs, and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors, 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.

[SIGNATURE(S) ON FOLLOWING PAGE]

In Witness Whereof, Grantor has set its hand(s) the 10th day of April, 2026.

EAST IRIS PROPERTIES,
a Tennessee General Partnership

BY: Paul R. Pate
Paul R. Pate, Managing Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Paul R. Pate, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Managing Partner of EAST IRIS PROPERTIES, a Tennessee General Partnership, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the general partnership by him or herself as such authorized agent.

Witness my hand and seal at office in the aforesaid state and county this 10 day of April, 2026.

SEAL

RANDY HARDISON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-06-2027

NOTARY PUBLIC
COMMISSION EXPIRES:_____

Certificate of Authenticity

I, Mandy Mayhew, 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 true and exact copy of the original document executed and authenticated according to law on

April 10, 2026.

Date

Mandy Mayhew

Affiant Signature

April 14, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of

April, 2026.

Notary Signature

My Commission Expires:

PATRICIA D CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-2030