Name and Address of New Owner:
Bonnie B. Finkel, Trustee for the Chapter 7 Bankruptcy Estate
of Avrio Genetics, LLC f/k/a Procreative, LLC,
Case No. 23-10097,
United States Bankruptcy Court for the Eastern District of Pennsylvania
P.O. Box 1710
Cherry Hill, NJ 08034

Send Tax Bills To:
Bonnie B. Finkel, Trustee for the Chapter 7 Bankruptcy Estate
of Avrio Genetics, LLC f/k/a Procreative, LLC,
Case No. 23-10097,
United States Bankruptcy Court for the Eastern District of Pennsylvania
P.O. Box 1710
Cherry Hill, NJ 08034

This Instrument Prepared By:

Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-26-992

Karen Johnson Davidson County
Batch# 1411497 DEEDWARRSP
04/24/2026 02:35:30 PM 5 pgs
Fees: $28.00 Taxes: $2,405.00
20260424-0035580

Map & Parcel No: 093061C12700CO

SPECIAL 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, **JDS FP Investment, LP, a Texas Limited Partnership**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bonnie B. Finkel, Trustee for the Chapter 7 Bankruptcy Estate of Avrio Genetics, LLC f/k/a Procreative, LLC, Case No. 23-10097, United States Bankruptcy Court for the Eastern District of Pennsylvania,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Real property in Davidson County, Tennessee, being Unit No. FU-2305, together with the appurtenant interest in the common elements of Cumberland Penthouses, a Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20050405-0037081, Register's Office for Davidson

County, Tennessee, as amended and restated by Amended and Restated Master Deed, of record as Instrument No. 20050527-0060253; First Amendment of record as Instrument No. 20090320-0025437 and Second Amendment of record as Instrument No. 20120820-0074399, said Register's Office, said Unit being depicted on the Condominium Plat attached as Exhibit C to the aforementioned Master Deed, as amended and restated.

BEING the same property conveyed to John W. Degraw and Lynne Degraw, husband and wife, by Warranty Deed from Hardin-Miller Properties, LLC, a North Carolina Limited Liability Company, of record in Instrument No. 20121128-0109276, in the Register's Office for Davidson County, Tennessee, recorded November 28, 2012. The said Lynne Degraw died on or about September 1, 2017 leaving John W. Degraw vested as the surviving tenant by the entirety. The said John W. Degraw aka John Wayne Degraw died on or about July 2, 2020. Reference is made to the last will and testament for John Wayne Degraw aka John W. Degraw under Docket No. 20P1966, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division in which the property is devised to The John Wayne Revocable Trust dated February 28, 2019. Further reference is made to the Certification of Trust for The John Wayne Revocable Trust dated February 28, 2019, of record in Instrument No. 20220114-0005995, in said Register's Office, which names Joseph Wayne Degraw as Trustee.

BEING the same property conveyed to Gavin DeGraw by Quitclaim Deed from Joseph Wayne Degraw, Successor Trustee of the John Wayne DeGraw Revocable Trust, recorded in Instrument No. 20220114-0005996, in Davidson County, Tennessee Register of Deeds, and recorded January 14, 2022. Gavin DeGraw is aka Gavin Shane Degraw.

BEING the same property conveyed by Warranty Deed from Gavin Shane Degraw, unmarried to JDS FP Investment, LP, a Texas Limited Partnership, of recorded in Instrument No. 20220310-0027749, in Davidson County, Tennessee Register of Deeds, dated February 14, 2022 and recorded March 10, 2022.

THIS INSTRUMENT EXECUTED pursuant to the terms and conditions of that certain "Settlement Agreement and Mutual General Release" dated March 9, 2026, said agreement being approved by order entered March 25, 2025, In the Matter of Avrio Genetics, LLC, f/k/a Procreative, LC, Case No. 23-10097, in the United States Bankruptcy Court for the Eastern District of Pennsylvania.

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

The Grantor does hereby covenant that the Grantor is seized and possessed of this real property, has a right to convey it, that the premises are free from all encumbrances made or suffered by the Grantor, and does hereby warrant the title to the same against all persons claiming by, through, or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on this, the 22nd day of April, 2026.

JDS FP Investment, LP,
a Texas Limited Partnership

By: JDS FP Investment GP, LLC,
a Texas Limited Liability Company
its General Partner

By: James Strader
J.D. Strader, Sole Member

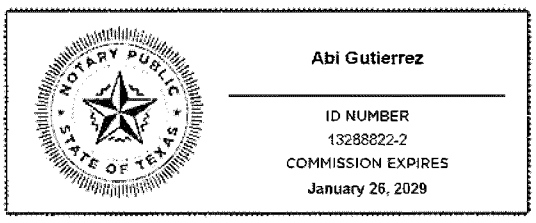
STATE OF Texas)
COUNTY OF Ellis)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J.D. Strader, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be Sole Member of JDS FP Investment GP, LLC, signing as General Partner of JDS FP Investment, LP, the within-named bargainor, a Limited Partnership, and that such J.D. Strader, as such Sole Member of JDS FP Investment GP, LLC, as such General Partner of JDS FP Investment, LP, executed the foregoing instrument for the purposes and considerations therein contained, by personally signing the name of JDS FP Investment GP, LLC as its Sole Member, as General Partner of JDS FP Investment, LP.

WITNESS my hand and official seal of office, on this, the 22nd day of April, 2026.

Abi Gutierrez
NOTARY PUBLIC
Electronically signed and notarized online using the Proof platform.

My commission expires: 01/26/2029



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 $650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James Strader

J.D. Strader

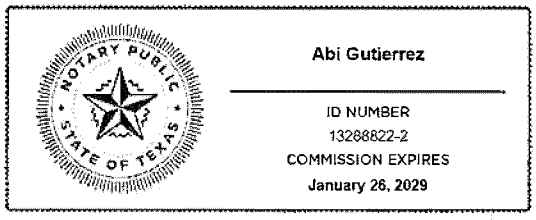
STATE OF Texas
COUNTY OF Ellis

Sworn to and subscribed before me on this 22nd day of April, 2026.

Abi Gutierrez

Notary Signature

My commission expires: 01/26/2029



Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Joshua A. Terry, 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 April 22 2026.

Affiant Signature – Joshua A. Terry

April 24 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on April 24 2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27