Karen Johnson Davidson County
Batch# 1413173 DEEDWARRSP
04/29/2026 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20260429-0037923

Special Warranty Deed

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 $1,500,000.00. Affiant Subscribed and sworn to before me, this the 28th day of April, 2026. Notary Public My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Etta Marshall and John Marshall	NEW OWNER	082-05-3F-015.00-CO
38 Gerard Avenue		
Bernards, NJ 07920		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FFN4H DEV LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ETTA MARSHALL, AND JOHN MARSHALL, WIFE AND HUSBAND** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 Unit No. 15 on the Plan of Tennyson Germantown, a Horizontal Property Regime with Private Elements of record in Exhibit "D" in the Declaration of Covenants, Conditions and Restriction at Instrument No.20240517-0036588, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to FFN4H, LLC, a Delaware limited liability company by Special Warranty Deed from Pennwall Properties, LLC, a Tennessee limited liability company and Cornerstone Investments, Inc., a Tennessee Corporation of record in Instrument No. 20220721-0083782 Register's Office for Davidson County, Tennessee, dated July 20, 2022 and recorded on July 21, 2022.

Being a portion of the same property conveyed to FFN4H DEV, LLC, a Delaware limited liability company by Quit Claim Deed from FFN4H, LLC, a Delaware limited liability company of record in Instrument No. 20230712-0053414 Register's Office for Davidson County, Tennessee, dated June 30, 2023 and recorded on July 12, 2023.

If Grantee desires to sell the Unit to a third party during the period from the date of this deed until the earlier to occur of: (i) two (2) years after the date of this deed; and (ii) the date that Grantor sells all of the Units within the Tennyson Germantown (the "Option Period"), then Grantor shall have an ongoing option to repurchase the Unit for ninety-five percent (95%) of the purchase price. Grantor's option shall run with title to the land. In the event Grantee desires to sell the Unit during the Option Period, Grantee shall deliver prior written notice to Grantor regarding its intent to market and sell the Unit. Grantor shall then have thirty (30) days to evaluate and determine whether to acquire the Unit. Grantee shall pay all closing costs related to the sale to Grantor and title shall be delivered pursuant to general warranty deed.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 408E Hume Street, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of April, 2026.

FFN4H DEV LLC, a Delaware Limited Liability Company

By: _____
Derek Lisle, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Derek B. Lisle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of FFN4H DEV LLC, a Delaware Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 28th day of April, 2026.

_____
Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

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 April 28. 2026

Affiant Signature

29th day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

