Karen Johnson Davidson County
Batch# 1414949 DEEDWARRSP
05/01/2026 03:49:30 PM 6 pgs
Fees: $33.00 Taxes: $44,400.00
20260501-0039093

This Instrument Prepared By:

Buchalter, a Professional Corporation
Attn: Josiah R. Reid, Esq.
15279 North Scottsdale Road, Suite 400
Scottsdale, Arizona 85254-1754

CHRISTY A PEREZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $12,000,000.00

Affiant

Subscribed and sworn to before me this 1st day of ~~April~~ May, 2026.

Notary Public

My commission expires: Mar 8 2028

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel Nos.:**
2318 12th Avenue South, LLC P.O. Box 280898 Nashville, Tennessee 37228	Same	105-13-0-211.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JAW ON 7TH LLC**, a Tennessee limited liability company ("***Grantor***"), has bargained and sold and does hereby transfer and convey unto **2318 12th Avenue South, LLC**, a Tennessee limited liability company ("***Grantee***"), its successors and assigns, all of Grantor's right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by this reference, together with all of Grantor's rights, title and interest in and to all rights, appurtenances and hereditaments pertaining thereto, and all of Grantor's interest in and to all improvements in, upon and under such land.

The above-referenced land is improved property known as 2318 12th Avenue South, Nashville, Tennessee 37204, and together with the improvements and other rights described in the first paragraph hereof is referred to herein as the "***Property***."

TO HAVE AND TO HOLD the Property, and the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has a good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit B** attached hereto and incorporated by reference.

[SIGNATURE ON FOLLOWING PAGE]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed on the day and year first above written.

GRANTOR:

JAW ON 7TH LLC

By: _____
George W. Shuff IV, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, George W. Shuff IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of JAW ON 7TH LLC, a Tennessee limited liability company, and is authorized to execute this instrument on behalf of the such limited liability company.

WITNESS my hand and office, this 3rd day of April, 2026.

_____
Notary Public

My Commission Expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

EXHIBIT A
to Special Warranty Deed

Legal Description

Land in Davidson County, Tennessee, being Lots 7 and 8 on the Map of T. O. Tunes' unrecorded subdivision of part of the W. L. B. Lawrence in the 22nd Ward of the City of Nashville, which Lawrence property is of record in Plat Book 21, Page 148, Register's Office for said County, and described as follows according to a survey of Wm. C. Parrish, Surveyor, dated September 6, 1966, as follows:

Beginning at an iron pin in the Easterly margin of 12th Avenue South or Granny White Pike, 186 feet North of the Northerly margin of Caruthers Avenue, thence with the margin of said Pike or Avenue, Northerly 100 feet to the Southwest corner of Lot 6 of said Subdivision; thence with the line between Lots 6 and 7; Easterly 184.5 feet to an iron stake in the center line of a proposed 15 foot alley established in the deed from Thomas O. Tune and wife, to the Southern Ice Company, of record in Book 486, Page 65, said Register's Office, thence along the center line of said proposed alley, parallel to the Easterly margin of 12th Avenue South or Granny White Pike, Southerly 100 feet to a corner post, thence Westerly 184.5 feet to the point of beginning.

Being the same property conveyed to JAW on 7th, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Urban Property Partners, a Tennessee General Partnership of record in Instrument No. 20121128-0109221, Register's Office for Davidson County, Tennessee, dated November 20, 2012 and recorded on November 28, 2012.

EXHIBIT B
to Special Warranty Deed

Permitted Exceptions

1. Taxes for the year 2026, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 21, Page 148, Register's Office for Davidson County, Tennessee.

3. Agreement between Thomas O. Tune and wife to Southern Ice Company of record in Book 486, Page 65, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Sky Brooks, do hereby make oath that I am a licensed attorney and/or 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 30, 2026 (date of document).

Affiant Signature

May 1, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of April 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON