THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454295** Karen Johnson Davidson County Batch # 1418687 **DEEDWARR** 05/11/2026 11:05:18 AM 2 pgs Fees: $13.00 Taxes: $3,607.50 20260511-0042200	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $975,000.00. Affiant Subscribed and sworn to before me, this 8th day of May, 2026. Notary Public My Commission Expires: ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

Address New Owner: Blackhaven-Beacon, LLC 3903 Belmont Boulevard Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 15 0 044.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen F. Hupka, Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blackhaven-Beacon, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 of Block "S" on the Plan of TYNE MEADE, SECTION IV, as of record in Plat Book 1424, Page 25 and Amended in Instrument No. 20050822-0099823, Register's Office for said County.

Being the same property conveyed to John M. Hupka, an unmarried person, by Executor's Quitclaim Deed from John M. Hupka, Executor of the Estate of Stephen F. Hupka, deceased, of record in Instrument No. 20161117-0121514, in the Register's Office of Davidson County, Tennessee, dated November 12, 2016 and recorded on November 17, 2016. The said John M. Hupka died on August 18, 2025 intestate. See Probate Case No. 25P1855, in the Probate Court for Davidson County, Tennessee. Stephen F. Hupka, Jr., being his only surviving heir as referenced in Affidavits of Heirship of record in Instrument No 20260511-0042198 and Instrument No. 20260511-0042199.

Said property was never the marital residence of the Grantor.

Being the same property conveyed to Stephen F. Hupka and wife, Jean H. Hupka, by Warranty Deed from Robert Russell Nelson and wife, Margaret F. Nelson, of record in Book 2336, Page 605, in the Register's Office of Davidson County, Tennessee, dated December 09, 1954 and recorded on December 22, 1954. Jean H. Hupka died on October 4, 2010 and title vested solely in Stephen F. Hupka. Stephen F. Hupka died on April 24, 2015, and whose estate is administered in the Probate Court for Davidson County, Tennessee, Docket No. 15P-1117.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TYNE MEADE, SECTION IV, as recorded in Plat Book 1424, Page(s) 25 and Amended in Instrument No. 20050822-0099823.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1512, Page 384.

This is improved property located at 4525 Beacon Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of May, 2026.

Stephen F. Hupka, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen F. Hupka, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2026.

Notary Public
My Commission Expires: _____

SHARA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029