THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260453980**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,800,000.00. Affiant Subscribed and sworn to before me, this 6th day of May, 2026. Notary Public My Commission Expires

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

Karen Johnson Davidson County
Batch # 1419848 DEEDWARR
05/13/2026 11:20:34 AM 2 pgs
Fees: $13.00 Taxes: $6,660.00
20260513-0043037

WARRANTY DEED

Address New Owner: Genna K. Geibelson 1030 17th Avenue South #101 Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 04 0F 101.00

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, **RJK Economics II, LLC, a Kentucky limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Genna K. Geibelson and Melody Young**, Trustee of the **Genna K. Geibelson Trust, dated March 14, 2022, as Tenants in Common** ("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 Unit 101, as established by Declaration of Condominium for MALVERN, A CONDOMINIUM, of record in Instrument No. 20211021-0141691, as amended in Instrument No. 20220310-0027791, and being shown on plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to RJK Economics II, LLC, A Kentucky Limited Liability Company, by Special Warranty Deed from Malvern Music 17, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20230208-0009217, in the Register's Office of Davidson County, Tennessee, dated February 06, 2023 and recorded on February 08, 2023.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J.P.W. BROWN'S SUBDIVISION OF LOT 15 OF THE O. B. HAYES TRACT, as recorded in Plat Book 161, Page 88.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing MALVERN CONDOMINIUM of record in Instrument No. 20211021-0141691, as amended in Instrument No. 20220310-0027791; also subject to easements, rights and interests in favor of other unit owners, and all sewer,

water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Public Right-of-Way, recorded in Instrument No. 20211014-0138304.

Charter for Malvern Owners Association, Inc., recorded in Instrument No. 20211022-0141784.

This is improved property located at 1030 17th Avenue South #101 Nashville TN 37212

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 5th day of May, 2026.

RJK Economics II, LLC, a Kentucky limited liability company

By: _____
John R. Farris, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared John R. Farris with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member(or other officer authorized to execute the instrument) of RJK Economics II, LLC, a Kentucky Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

~~Witness~~ my hand and official seal, at office in Nashville, Tennessee, this 5th day of May, 2026.

_____
Notary Public

