Karen Johnson Davidson County
Batch# 1422106 DEEDWARRSP
05/19/2026 02:00:30 PM 6 pgs
Fees: $33.00 Taxes: $14,430.00
20260519-0045042

This Instrument Prepared by:
Paul F. Soper
2323 21st Avenue, S., Ste. 502
Nashville, TN 37212

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:
Brahma, a Tennessee general partnership
516 Summit Oaks Ct.
Nashville, TN 37221

SEND TAX BILLS TO:
Same as New Owner

MAP/PARCEL NO.:
105-10-0-175.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **HORSEPOWER, J. V., A TENNESSEE JOINT VENTURE AND GENERAL PARTNERSHIP**, (the "Grantor") has bargained and sold, and by these presents do transfer and convey unto, **BRAHMA, A TENNESSEE GENERAL PARTNERSHIP,** (the "Grantee"), their successors and assigns, all of Grantors' right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, ***against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.***

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

WITNESS Grantor's hand, this 14th day of May, 2026.

BY: EARL H. DUNN, JR.
ITS: MANAGING GENERAL JOINT VENTURER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **EARL H. DUNN, JR.**, 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 **MANAGING GENERAL JOINT VENTURER OF HORSEPOWER, J.V., A TENNESSEE JOINT VENTURE AND GENERAL PARTNERSHIP**, the within named bargainor, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as **MANAGING GENERAL JOINT VENTURER**.

Witness my hand and official seal at Nashville TN, this 14th day of May, 2026.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/5/29

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $3,900,000.00.

Affiant

Subscribed and sworn before me this 15th day of May, 2026.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

EXHIBIT "A"
Legal Description

Tract 1:

Land situated in the 17th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee being part of Lot No. 2 and all of Lots No. 3 and No. 4, of C. S. Caldwell's Subdivision of Lot 105, Waverly Place Plan, not of record, and being more particularly described as follows:

Beginning at a 5/8" iron rod (old) at the intersection of the easterly right-of-way margin of Beech Avenue (a 50-foot wide right-of-way) and the southerly right-of-way margin of Wedgewood Avenue (formerly Acklen Avenue, right-of-way width varies) ("Point of Beginning") and proceeding as follows:

From the Point of Beginning and with the southerly right-of-way margin of Wedgewood Avenue, easterly along a curve for a distance of 86.83 feet, said curve is concave to the south, having a radius of 1106.00 feet and a central angle of 04°29'54" and being subtended by a chord which bears South 89°08'10" East, 86.81 feet to a tack in lead (old);

Thence, leaving said southerly right-of-way margin and along the westerly property line of Alameda Beeler Helton, Trustee, of record as Instrument No. 20000208-0012985, Register's Office for Davidson County, Tennessee, S03°23'56"W a distance of 152.75 feet to an iron rod (new);

Thence, S87°12'52"E a distance of 80.37 feet to an iron rod (new) on the westerly right-of-way margin of Alley #661 (a 20-foot wide right-of-way);

Thence, with said alley, S00°41'31"W a distance of 6.90 feet to an iron rod (new);

Thence, leaving said alley and along the northerly property line of William M. Colson and wife, Katherine L. Colson, of record as Instrument No. 20100921-0074961, said Register's Office, N89°11'33"W a distance of 173.50 feet to a "T" (new) cut in the sidewalk;

Thence, leaving said Colson and with the easterly right-of-way margin of Beech Avenue, N05°28'35"E a distance of 162.90 feet to the point of beginning and containing 15,288 square feet or 0.351 acre, more or less.

The foregoing description is based on the survey dated April 24, 2013, revised May 1, 2013, prepared by J. Alan Cummings, TN RLS No. 2351, Crawford & Cummings, PC, 1929 21st Avenue South, Nashville, Tennessee 37212, Job No. 13-040.

Tract 2:

Land situated on the south side of Wedgewood Avenue and on the east side of Beech Avenue, in the 17th Councilmanic District of Metropolitan Nashville, Davidson County,

Tennessee and being more particularly described as follows:

BEGINNING at a 5/8" iron rod (old) at the intersection of the easterly right-of-way margin of Beech Avenue (a 50-foot wide right-of-way) and the southerly right-of-way margin of Wedgewood Avenue (formerly Acklen Avenue, right-of-way width varies) both being as shown on plans for rebuilding Wedgewood Avenue (by Barge, Waggoner & Sumner, Inc.) and proceeding as follows; Thence, with the east right-of-way margin of said Beech Avenue, N05°23'28"E, a distance of 11.34 feet to a point;

Thence, with the south right-of-way margin of said Wedgewood Avenue, N50°19'35"E, a distance of 4.25 feet to a point;

Thence, continuing with the south right-of-way margin of said Wedgewood Avenue, S84°44'19"E, a distance of 83.26 feet to a point; Thence, 503°18'49"W, a distance of 7.69 feet to a tack in lead (old) on the north line of Lot 105, Waverly Place Plan, not of record;

Thence, with the north line of said Lot 105 and with a curve turning to the left an arc distance of 86.83 feet, said curve having a radius of 1106.00 feet, a delta angle of 04°29'54", and a chord of N89°08'10"W, 86.81 feet to the POINT OF BEGINNING, CONTAINING 898 square feet, or 0.02 acres, more or less.

The foregoing description is based on the survey dated April 24, 2013, revised May 1, 2013, prepared by J. Alan Cummings, TN RLS No. 2351, Crawford & Cummings, PC, 1929 21st Avenue South, Nashville, Tennessee 37212, Job No. 13-040, and is prepared from information shown on the plans for rebuilding Wedgewood Avenue (by Barge, Waggoner & Sumner, Inc.). No deed to GRANTOR was found for this strip of land.

Being the same property conveyed to HORSEPOWER, J. V., A TENNESSEE JOINT VENTURE AND GENERAL PARTNERSHIP, by deed from PAUL J. KETCHEL, JR., of record in Instrument No. 20130530-0054252 and Instrument No.20130530-0054253, dated May 29, 2013, said Register's Office.

HORSEPOWER, J. V., A TENNESSEE JOINT VENTURE AND GENERAL PARTNERSHIP further to HORSEPOWER, J. V., A TENNESSEE JOINT VENTURE AND GENERAL PARTNERSHIP, by quitclaim deed of record in Instrument No. 20141027-0098711, dated October 24, 2014, said Register's Office.

EXHIBIT "B"
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 105-10-0-175.00.

2. Matters shown on the Plan of record in Book 57, page 95, said Register's Office.

Tennessee Certification of Electronic Document

I, Paul Soper, 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 5/14/2026 (date of document).

Affiant Signature

5/18/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of May, 2026.

Melissa D. Harris
Notary's Signature

MY COMMISSION EXPIRES: 09/09/2026

NOTARY'S SEAL

MELISSA D HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026