Karen Johnson Davidson County
Batch# 1424566 DEEDWARRSP
05/22/2026 11:04:30 AM 5 pgs
Fees: $28.00 Taxes: $4,717.50
20260522-0046906

This Instrument Prepared by and
After recording return to:
Bell & Alexander Title Services Inc.
8110 Isabella Lane STE 200
Brentwood TN 37027

Mail tax bills to:
Sky Realty, LLC
ATTN: Nady Badia
737 Bench Lane
Mount Juliet, TN 37122

Tax Map/Parcel No.: 161-13-0C-001.00 CO

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 21 day of May, 2026.

Notary Public

My Commission Expires: 07/18/28

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten United States Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ELEVEN ELEVEN PARTNERS, LLC**, a Colorado limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does sell, transfer, convey and assign unto **SKY REALTY, LLC**, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE ATTACHED EXHIBIT A

This is improved property located at and commonly known as **5714 Edmondson Pike #1A, Nashville, Tennessee 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. The above-referenced tract or parcel of land is conveyed subject to the matters set forth on EXHIBIT B attached hereto and incorporated herein by reference.

GRANTOR does further covenant and bind itself, its successors and assigns, to specially warrant and forever defend the title to and quiet possession of the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever

claiming by, through or under said GRANTOR, but not otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed by and through its duly authorized officer as of this the 19th day of May, 2026.

ELEVEN ELEVEN PARTNERS, LLC
a Colorado limited liability company

By: _____

Printed Name: David Raduziner

Title: Member Manager

STATE OF Colorado

COUNTY OF Boulder

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David Raduziner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Member Manager of the within named bargainor, ELEVEN ELEVEN PARTNERS, LLC, a Colorado limited liability company, and that he as such Member Manager executed the foregoing instrument for the purposes therein contained by signing the name of ELEVEN ELEVEN PARTNERS, LLC by the said David Raduziner as such Member Manager.

Witness my hand and official seal at the following address: 4770 Table Mesa Dr. Boulder, CO 80305 on this the 19th day of May, 2026.

[seal]

ALARIC HOEBEL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244038977
MY COMMISSION EXPIRES OCTOBER 21, 2028

_____
Notary Public
My commission expires: October 21st, 2028

EXHIBIT A
Legal Description

A certain condominium Unit(s) located in Davidson County, Tennessee, being Unit No. 1A, together with the appurtenant interest in the common elements of Williams Place Business Condominiums established by The Declaration of Williams Place Business Condominiums (A Business Condominium Horizontal Property Regime) of record in Instrument No. 20101109-0090029, as amended in Instrument Nos. 20140211-0012026, 20190307-0020859, and 20200106-0001227, and corrected by Instrument No. 20200923-0109222, Register's Office for Davidson County, Tennessee, said Unit being depicted on Exhibit B-2 attached to the aforementioned Declaration.

Being the same property conveyed to Eleven Eleven Holdings, LLC, a Colorado limited liability company, by deed from 5714 Edmondson Investors, LLC, a Tennessee limited liability company, of record as Instrument No. 20140630-0057352, dated June 26, 2014, said Register's Office.

Eleven Eleven Holdings, LLC, a Colorado limited liability company, conveyed said property to Eleven Eleven Partners, LLC, a Colorado limited liability company, by Quitclaim Deed of record as Instrument No. 20220325-0034883, dated March 24, 2022, said Register's Office.

EXHIBIT B
Permitted Exceptions

1. Taxes and assessments for the year 2026 and subsequent years, a lien not yet due or payable.
2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No.20101109-0090029, and amended as Instrument Nos. 20140211-0012026, 20140917-0085213, 20140917-0085214, 20150106-0001425, 20190307-0020859, 20191021-0107331, and 20200106-0001227, and corrected as Instrument No. 20200923-0109222, said Register's Office.
3. Matters shown on the Plan of record in Book 11700, page 1, said Register's Office.
4. Reciprocal Easement Agreement of record in Book 11443, page 152, said Register's Office.
5. Stormwater Detention Agreement of record as Instrument No. 20010117-0004856, said Register's Office.
6. The rights of Tenant under that certain unrecorded Store Lease dated March 24, 2022 by and between Eleven Eleven Partners, LLC, as Landlord, and Eleven Eleven Tennessee, LLC , as Tenant.

Certificate of Authenticity

I, Melissa Goelz, 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 May 19 2026.

Date

Affiant Signature

May 21, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of May, 2026.

Notary's Signature

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON

My Commission Expires: 07-18-2028
Date

Notary's Seal (if on paper)