WARRANTY DEED

Karen Johnson Davidson County
Batch# 1424774 DEEDWARR
05/26/2026 07:52:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20260526-0047261

File No. DH-24-6957

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2026

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

Andrew Stuzzo
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title and Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Flash Equity, LLC	**New Owner**	
(NAME)	(NAME)	
1125 Airport Center Drive	**124 South 17th**	108-05-0-003.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lyman G. Forkum and Martha R. Forkum***, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Flash Equity, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, ITS REPRESENTATIVES AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 19A on the Plan of Metro Airport Center Section 4 Phase 6 of record in Plat Book 8250, Page 450, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lyman G. Forkum and Martha R. Forkum by Warranty deed from Duke Realty Limited Partnership of record in Instrument No. 20130107-0001647 Register's Office for Davidson County, Tennessee, dated December 21, 2012 and recorded on January 7, 2013.

This is property more commonly known as 1125 Airport Center Drive, Nashville, TN 37214.

***The subject property is commercial property and has never been the marital residence of the Grantors herein.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand this 22nd day of May, 2026.

Lyman G. Forkum

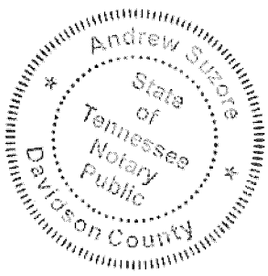
Martha R. Forkum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of May, 2026, before me personally appeared Lyman G Forkum and Martha R Forkum, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of May, 2026.

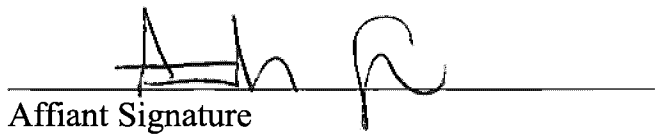
Notary Signature
My commission expires: May 8. 2028



Certificate of Authenticity

I, Andrew Suzave, 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 22, 2026.

Date



Affiant Signature

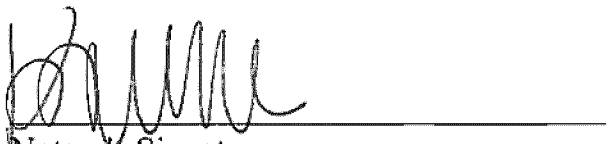
May 22, 2026

Date

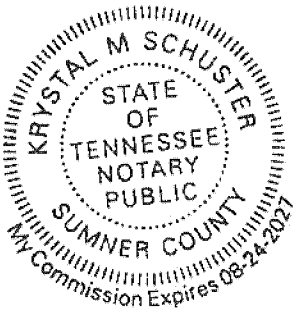
State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of May, 2026.



Notary's Signature



My Commission Expires: _____

Date

Notary's Seal (if on paper)