Karen Johnson Davidson County
Batch# 1427249 DEEDWARRSP
06/02/2026 12:03:30 PM 6 pgs
Fees: $33.00 Taxes: $16,539.00
20260602-0049547

This instrument prepared by and after recording return to:

Legacy Commercial Real Estate Law, PLLC
2129 Belcourt Ave., FL 2
Nashville, Tennessee 37212

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel ID:
Neighborhood Holdings, LLC 2129 Belcourt Ave., FL 2 Nashville, TN 37212	Same as New Owner	105 07 0 239.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **DANIEL E. RUDIN and spouse, AMY P. RUDIN** (collectively, "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **NEIGHBORHOOD HOLDINGS, LLC**, a Tennessee limited liability company ("Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit A** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and all right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land and all right, title and interest (if any) of Grantor in all appurtenant mineral and development rights (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This being improved property commonly known as 622 Hamilton Avenue, Nashville, Davidson County, Tennessee 37203.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23rd day of May, 2026.

GRANTOR:

Daniel E. Rudin

Amy P. Rudin

STATE OF Maryland)
)
COUNTY OF Montgomery)

Personally appeared before me, Shirley Blakely, a Notary Public of said County and State, Daniel E. Rudin and Amy P. Rudin, the within named bargainors, 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 and seal, at Office in Montgomery Co. Maryland, this 23rd day of May, 2026.

Shirley Blakely
Notary Public
My Commission Expires:

SHIRLEY R. BLAKELY
Notary Public - State of Maryland
Montgomery County
My Commission Expires Dec 21, 2027

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $4,470,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 28th day of May, 2026.

NOTARY PUBLIC

My Commission Expires: _____

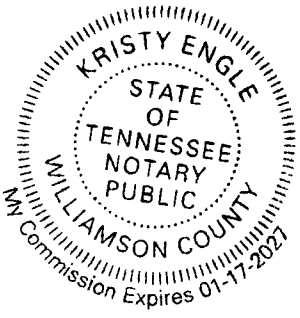


Exhibit A

Legal Description of Property

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Map of W.D. HAMILTON'S SUBDIVISION of Block 8 on the HAMILTON LANDS, as of record in Book 421, Page 56, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description.

Said Lot 12 fronts 75 feet on the Northerly side of Hamilton Street and runs back between parallel lines, along the Easterly margin of Hagan Street, 167.5 feet to the Southerly margin of an alley.

Included in the foregoing description, but expressly excluded therefrom is property conveyed to the Metropolitan Government of Nashville & Davidson County, by Deed of record in Instrument No. 200503090026284, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Daniel E. Rudin and spouse, Amy P. Rudin, by Deed from Matthew C. Rollings, unmarried, of record in Instrument No. 200602230021138, in the Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2026 and subsequent years, a lien not yet due and payable.

2. All matters shown on plat(s) of record in Plat Book 421, Page 56, in the Register's Office of Davidson County, Tennessee.

3. Drainage Easement contained in Deed of record in Instrument No. 200503090026284, in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Jeannne Thompson, 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 5/29/2026.

Date

Affiant Signature

5/29/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of May, 2026.

Notary's Signature

My Commission Expires: 1/22/2029
Date

Notary's Seal (if on paper)

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON