SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1427281 DEEDWARRSP
06/02/2026 12:45:30 PM 4 pgs
Fees: $23.00 Taxes: $2,960.00
20260602-0049592

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $800,000.00

James Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST day of JUNE, 2026.

Hannah A. Kolb
Notary Public

MY COMMISSION EXPIRES: 9/5/2028
(AFFIX SEAL)

HANNAH A. KOLB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 5, 2028

THIS INSTRUMENT WAS PREPARED BY
SOBRO LAW GROUP, PLLC
101 LEA AVENUE, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thomas Solutions, LLC	Thomas Solutions, LLC	082120318
(NAME)	(NAME)	
2020 Fieldstone Pkwy, Ste. 900-113	2020 Fieldstone Pkwy, Ste. 900-113	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069	Franklin, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **910 Main Street, LLC,** a Tennessee limited liability company (herein referred to as Grantor) has this day bargained and sold, and does hereby transfer and convey unto **Thomas Solutions, LLC,** a Delaware limited liability company (herein referred to as the "Grantee", its successors and assigns, certain real property located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot "D" on the Map of J.W. Vaughn's Subdivision of Lots No. 1 & 2 in Barrow's Addition to Edgefield and Lot No. 1 Brown's Addition to Edgefield, of record in Book 332, page 72, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

INCLUDED in the above description BUT EXCLUDED therefrom, is that part of said property conveyed to The Nashville Housing Authority by deed from E.E. Pewett and wife, of record in Book 4099, page 462, said Register's Office. The said Jessie D. Betty and Jesse D. Betty are one and the same person.

Being the same property conveyed to 910 Main Street, LLC, a Tennessee limited liability company by Warranty Deed from Mickey Milam, married, of record in Instrument No. 20061004-0123082, Register's Office for Davidson County, Tennessee, dated September 26, 2006 and recorded on October 4, 2006.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever 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 those matters shown on **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself to warrant and forever defend the title to said real estate to said Grantee, against the lawful claims of all persons, claiming by, through or under Grantor subject, however, to the Permitted Exceptions.

Witness my hand this 1st day of June, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

910 Main Street, LLC

Glen Connell, Member

Warren Boutros, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glen Connell and Warren Boutros, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are all of the members of 910 Main Street, LLC, a Tennessee limited liability company, the within named bargainor, and that they, as such, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of June, 2026.

Notary Public
My Commission Expires: 9/5/2028

(SEAL)

HANNAH A. KOLB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 5, 2028

Exhibit "A"

Permitted Exceptions

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

2. All matters shown on the Plan of record in Plat Book 332, Page 72, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 June 1, 2026 (date of document).

Affiant Signature

June 1, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of June, 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON