Karen Johnson Davidson County
Batch# 1427539 DEEDWARRSP
06/03/2026 10:26:30 AM 7 pgs
Fees: $38.00 Taxes: $740.00
20260603-0050002

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

STEPHANIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this 28th **day of May, 2026.**

Notary Public
My commission expires: 5/8/29

Address of New Owner:	Send Tax Bills to:	Tax Information
Funez Realty Investment LLC	New Owner	052 05 0 029.00
778 Oakdell Avenue Madison, TN 37115		

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alan Spencer Friedman and Larry Stephen Friedman, as the sole heirs at law of the Estate of Jack Howard Friedman, deceased, and Regions Bank, an Alabama corporation as Successor Administrator of the Estate of Jack Howard Friedman, deceased**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Funez Realty Investment LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantees, their successors 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. 1 of Block "A" as shown on the map enlisted Resubdivision of Power and Roth Subdivision which is part of Madison Park Subdivision, of record as Plat Book 843, Page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jack H. Friedman, by Warranty Deed from Charlotte Castro, Limited Conservator for the property of Will Dabbs Binkley by Order authorizing sale of real property in the Seventh Circuit for Davidson County, Tennessee, Probate Division, Case No. 109-1528, of record in Instrument No. 20110803-0059624, dated August 02, 2011, and recorded on August 03, 2011. in the Register's Office of Davidson County, Tennessee. Jack H. Freidman also known as Jack Howard Friedman died intestate on or about June 27, 2025, leaving Alan Spencer Friedman and Larry Stephen Friedman as his only heirs-at-law, as shown in Docket No. 25P1570 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division). For further reference see Affidavit of Heirship of record in Instrument No. 20260522-0047079, said Register's Office.

This property is improved property known as 778 Oakdell Avenue, Madison, TN 37115.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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 heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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 but such covenants exist only to the extent of any claims arising by, through, or under the Grantors. Grantors hereby covenant with Grantee that Grantors will forever defend Grantee against claims of all persons claiming by, through or under Grantors, but no further or 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.

WITNESS my hand this 27th day of May, 2026.

Estate of Jack Howard Friedman

By: Alan Spencer Friedman
Alan Spencer Friedman

By: _____
Larry Stephen Friedman

Regions Bank, an Alabama state banking corporation,
As Successor Administrator of the Estate of Jack Howard Friedman

By: _____
Peggy Owen, Assistant Vice President

Acknowledgment

STATE OF MASSACHUSETTS

COUNTY OF MIDDLESEX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alan Spencer Friedman, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 27 day of May, 2026.

_____ Michael J O'Sullivan
Notary Public
Commission expiration date: 02/15/2030
(Affix Seal)

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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 heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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 but such covenants exist only to the extent of any claims arising by, through, or under the Grantors. Grantors hereby covenant with Grantee that Grantors will forever defend Grantee against claims of all persons claiming by, through or under Grantors, but no further or 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.

WITNESS my hand this 21 day of May, 2026.

Estate of Jack Howard Friedman

By:_____
Alan Spencer Friedman

By:_____
Larry Stephen Friedman

Regions Bank, an Alabama state banking corporation,
As Successor Administrator of the Estate of Jack Howard Friedman

By: Peggy Owen
Peggy Owen, Assistant Vice President

Acknowledgment

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alan Spencer Friedman, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and seal this _____ day of May, 2026.

_____
Notary Public
Commission expiration date: _____
(Affix Seal)

Acknowledgment

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry Stephen Friedman, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and seal this ____ day of May, 2026.

_____
Notary Public
Commission expiration date: _____
(Affix Seal)

Acknowledgment

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Peggy Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the Assistant Vice President of Regions Bank, an Alabama banking corporation, and, as such officer, is duly authorized to execute this instrument on behalf of Regions Bank, solely in its capacity as the Successor Administrator of the Estate of Jack Howard Friedman, deceased.

Witness my hand and seal this 26 day of May, 2026.

_____
Notary Public
My commission expires: 09/07/26

BRIAN PAYNE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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 heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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 but such covenants exist only to the extent of any claims arising by, through, or under the Grantors. Grantors hereby covenant with Grantee that Grantors will forever defend Grantee against claims of all persons claiming by, through or under Grantors, but no further or 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.

WITNESS my hand this 27 day of May, 2026.

Estate of Jack Howard Friedman

By:_____
Alan Spencer Friedman

By:_____
Larry Stephen Friedman
#16 See Attached

Regions Bank, an Alabama state banking corporation,
As Successor Administrator of the Estate of Jack Howard Friedman

By: _____
Peggy Owen, Assistant Vice President

Acknowledgment

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alan Spencer Friedman, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and seal this ____ day of May, 2026.

_____
Notary Public
Commission expiration date: _____
(Affix Seal)

Acknowledgment

STATE OF Arizona

COUNTY OF Pima

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry Stephen Friedman, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 27th day of May, 2026.

Angela L Spatola

Notary Public
Commission expiration date: Jan 24 2028
(Affix Seal)

ANGELA L SPATOLA
Notary Public - Arizona
Pima County
Commission # 660267
My Commission Expires January 24, 2028

Acknowledgment

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned authority, Peggy Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the Assistant Vice President of Regions Bank, an Alabama banking corporation, and, as such officer, is duly authorized to execute this instrument on behalf of Regions Bank, solely in its capacity as the Successor Administrator of the Estate of Jack Howard Friedman, deceased.

Witness my hand and seal this _____ day of May, 2026.

_____
Notary Public
My commission expires: _____

I, Christy Tesch, 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 29th day of May, 2026.

Date: 29th day of May, 2026

State of Tennessee
County of Davidson

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

STEPHANIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 5/8/29