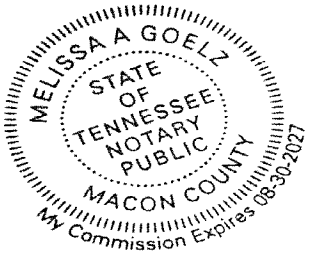
Karen Johnson Davidson County
Batch# 1429732 DEEDWARRSP
06/09/2026 10:42:30 AM 5 pgs
Fees: $28.00 Taxes: $4,440.00
20260609-0051904

Special Warranty Deed



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2026.

Notary Public

My commission expires: 8-30-2027

THIS INSTRUMENT WAS PREPARED BY
KAALBERG GIESECKE, PLLC
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Equally Created 504 Broussard Boulevard Nashville, TN 37221	New Owner	092-09-0-438.00

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, WE FD, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto EQUALLY CREATED, a Tennessee non-profit corporation, ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property, known as 3810 Clifton Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, 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 real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and bind itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, but no others.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 1 day of June, 2026.

GRANTOR:

WE FD, LLC,
a Tennessee limited liability company

By: _____
Name: Dwayne J. Wootson
Its: Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Dwayne J. Wootson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Manager of WE FD, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Manager of company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Manager of the company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of June, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Consolidation Plat, The 39th & Clifton Development, of record as Instrument No. 20160505-0044562, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WE FD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record as Instrument No. 20210107-0003215, dated January 6, 2021, said Register's Office.

Exhibit B

Permitted Exceptions

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

2. Matters shown on the Plan of record as Instrument No. 20160505-0044562, said Register's Office.

3. Sanitary Sewer Easement of record in Book 2202, page 188, said Register's Office.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20160818-0086239, said Register's Office.

Certificate of Authenticity

I, Melissa Goetz, 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 June 1, 2026.

Date

Affiant Signature

June 1, 2026

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)

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

202606090051904