Karen Johnson Davidson County
Batch# 1432564 DEEDWARRSP
06/10/2026 04:16:30 PM 3 pgs
Fees: $18.00 Taxes: $5,827.50
20260610-0052837

Name and Address of New Owner:
TN Commercial Holdings LLC
1014 Bate Avenue
Nashville, TN 37204

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Magnolia Title & Escrow, LLC
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 118-04-0-212.00

SPECIAL/LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considcration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Snydwood P~~XXXXX~~ G.P., a Tennessee Partnership**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **TN Commercial Holdings LLC, a Tennessee Limited Liability Company** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Plan of Grandview Heights of record in Plat Book 161, Page 14 and 15, 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 a portion of the same property conveyed to Snydwood G.P. by Warranty deed from Lisa Collier, Lori Weir, Michael Mercer, heirs of the Estate of Linda Gay Alley Mercer of record in Instrument No. 20250116-0003569 Register's Office for Davidson County, Tennessee, dated January 15, 2025 and recorded on January 16, 2025.

Being the same property conveyed to Eugenia Partners, G.P. by Quitclaim Deed from Sydwood G.P. of record in Instrument No. 20260407-0027911, Register's Office for Davidson County, Tennessee, dated March 24, 2026 and recorded on April 7, 2026.

Being the same property conveyed to Syndwood G.P. by Quitclaim Deed from Eugenia Partners, G.P. of record in Instrument No. 20260511-0042402, Register's Office for Davidson County, Tennessee, dated May 6, 2026 and recorded on May 11, 2026.

This is property more commonly known as: 2304 Eugenia Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantee, their successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantor , but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 10th day of June, 2026.

Snydwood ~~Partners~~ G.P., a Tennessee Partnership

By: _____
William F. Synder, Partner

By: _____
Kenneth J. Woodard, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared William F. Synder, Partner and Kenneth J. Woodard, Partner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge themselves to be Partners, respectively, of **Snydwood ~~Partners~~ G.P.,** the within named bargainor, a Partnership, and that they as such officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation by themselves as such officer.

WITNESS my hand and official seal this 10th day of June, 2026.

Andrew Suzore
State of Tennessee Notary Public
Davidson County

_____
Notary Public
My commission expires: May 8. 2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$1,575,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
10th day of June, 2026.

_____
Notary Public
My commission expires: May 8. 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Alli Pinkston, 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 10, 2026**.

Date

Alli P

Affiant Signature

6/10/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10** day of **June**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

