WARRANTY DEED

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $675,000.00.

Affiant

Subscribed and sworn to me on 06/15/26.

NOTARY PUBLIC

My Commission Expires:

Karen Johnson Davidson County
Batch # 1433385 DEEDWARR
06/15/2026 12:59:47 PM 2 pgs
Fees: $13.00 Taxes: $2,497.50
20260615-0053980

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
FriPalm Land Company, LLC 3811 Bedford Ave, Ste 204 Nashville, TN 37215	SAME AS NEW OWNER	104 05 0 032.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jeffrey King and Tammy King, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto FriPalm Land Company, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of WEST GROVE SUBDIVISION, as of record in Plat Book 421, Page 109, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Said Lot No. 120 fronts 50 feet on the East side of 38th Avenue North, and extends back 160 feet on the North line and 160 feet on the South line to a dead line measuring 50 feet thereon.
>
> Being the same property conveyed to Jeffrey King and Tammy King, husband and wife, by Quit Claim Deed from Tammy R. Rogers, of record in Book 11233, Page 368, in the Register's Office of Davidson County, Tennessee, dated December 02, 1998, and recorded on December 03, 1998.
>
> This is improved property known as 116 38th Ave N, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons

whomsoever. 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 our hands on 06/15/26.

Jeffrey King

Tammy King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/15/26, before me personally appeared Jeffrey King and Tammy King, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 06/15/26.

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 07/02/29