THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch # 1435904 DEEDWARR 06/18/2026 03:14:01 PM 2 pgs Fees: $13.00 Taxes: $13,135.00 20260618-0055535	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is: $3,550,000.00 Affiant Subscribed and sworn to before me, this 18th day of June 2026. Notary Public My Commission Expires: JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires February 2, 2030

WARRANTY DEED

Address New Owner: JBT Construction,LLC 917 Glendale Ln, Nashville, TN 37204	Send Tax Bills to: New Owner 2306 Cruzen St., Nashville, TN 37211	Tax Parcel ID No. 132-09-0-067

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NOSTALGIK LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JBT CONSTRUCTION, LLC, A LIMITED LIABILITY COMPANY** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Sumner County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Map Showing Subdivision of Lots 27-28-36-37-38- 39-40-41-42-43 and Part of Lots 35 & 44 in Oak Hill Subdivision No. 1, of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nostalgik Land LLC, a Delaware Limited Liability Company by Deed dated August 12, 2022 from Daniel R. Green, married, recorded August 15, 2022, in Instrument Number 202208150092443, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **917 Glendale Ln, Nashville, TN 37204**

This conveyance is subject to all easements and restrictions of record, the lien for propèrty taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17TH day of June 2026.

Nostalgik Land, LLC

BY: _____
Mark S. Douglas, Manager

STATE OF ~~TENNESSEE~~ NEW YORK)
COUNTY OF ~~DAVIDSON~~ GREENE)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **MARK S. DOUGLAS ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the **manager of NOSTALGIK LAND LLC**, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 17 day of June 2026.

_____
Notary Public State of N.Y. Donna Simmons
My commission expires: 05/22/2030

Donna Simmons
Notary Public, State of New York
Reg. No. 01SI0050341
Qualified in Greene County
Commission Expires May 22, 2030