THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260353809

Karen Johnson Davidson County
Batch # 1436642 **DEEDWARR**
06/22/2026 03:19:24 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20260622-0056129

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $350,000.00

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2027

Subscribed and sworn to before me, this 18th day of June, 2026.

Notary Public
My Commission Expires: 05/08/28

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
2205 Gladstone, LLC 2610 Westwood Dr Nashville, TN 37204	New Owner	Tax Parcel ID No. 105-16-0-127.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Teras Enterprises, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **2205 Gladstone, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 108, as shown on the map entitled Map of Corinne Place, of record in Plat Book 332, page 1, 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 TERAS ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from R. D. JOHNSON AND WIFE, MELODY S. JOHNSON, of record in Instrument No. 20180827-0084579, dated August 22, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 105-16-0-127.00 and 105-16-0-126.00.

Matters shown on the Plan of record in Plat Book 332, page 1, said Register's Office.

This is improved property located at 2205 Gladstone Avenue Nashville TN 37211

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

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

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of June, 2026.

Teras Enterprises, LLC

By: Richard B. Betts, Member

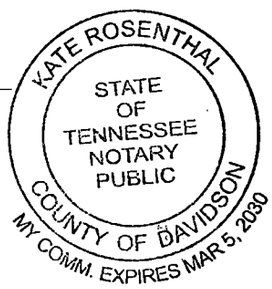
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Richard B. Betts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member (or other officer authorized to execute the instrument) of Teras Enterprises, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 18th day of June, 2026.

Notary Public

My Commission Expires: _____



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-SNI-26-2205