Karen Johnson Davidson County
Batch# 1437490 DEEDWARRSP
06/24/2026 09:04:30 AM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20260624-0056846

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38496-01-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is ~~$750,000.00~~. Affiant Subscribed and sworn to before me this 5th day of June, 2025. Notary Public My Commission Expires: 7-7-2027

WARRANTY DEED

Address New Owner: Nashville Moda II, LLC 1834 Walden Office Square Schaumburg, IL 60173	**Send Tax Bills To:** Nashville Moda II, LLC 1834 Walden Office Square Schaumburg, IL 60173	**Tax Information:** Map and Parcel No.: 070090029.00

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, **Kelvin Brown, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nashville Moda II, LLC, a Delaware limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2307 Lloyd Ave., Nashville, TN 37218.

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

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 5th day of June, 2025.

Kelvin Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelvin Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of June, 2025.

Notary Public

My Commission Expires:
7-7-2027

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being the Southerly 100 feet of Lot No. 19 on the plan of H.E. Simkin's Division of the L.G. Curtis Lands, as recorded in Book 547, Page 39, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 19 fronts on the Westerly side of Lloyd Avenue and runs back from the center of said Avenue 430 feet on the Southerly line and 400 feet, more or less, on the Northerly line to the Easterly line of Lot No. 18, measuring 100 feet theron.

Being the same property conveyed to Kelvin Brown by Warranty Deed of record in Instrument No 20161207-0128497, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. County taxes for 2026, a lien, but not yet due and payable, which have been prorated by the parties and assumed by Grantee.

2. All matter shown on the Plan of record in Plat Book 547, Page 39, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Sarah Zakula, 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 5, 2026 (date of document).

Sarah Zakula
Affiant Signature

6-15-2026
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 15th day of June, 2026.

Natalie Makhamre
Notary's Signature

MY COMMISSION EXPIRES: Dec. 5, 2026

NOTARY'S SEAL

NATALIE MAKHAMRE
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 5, 2026