Karen Johnson Davidson County
Batch# 1437500 DEEDWARR
06/24/2026 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $26,917.50
20260624-0056860

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $7,275,000.00. Amanda Allen Affiant Subscribed and sworn to before me, this the 16th day of June, 2026. Carmen Coats Notary Public My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Union Holding LLC	New Owner(s)	093-02-3-140.00
833 Pipers Lane		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MANEK HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **UNION HOLDING LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee situated in the southeast quadrant of Fourth Avenue, North and Union Street and being part of Lot 52 on the Original Plan of the Town of Nashville, not of record, and being more fully described as follows:

Beginning at a nail set on the east right-of-way line of Fourth Avenue, North and the south right-of-way line of Union Street and proceeding as follows: 1. With the south margin of Union Street, a 60.6 foot street at this point, N 62 deg. 31' 28" E, 81.58 feet to a PK nail set; thence, 2. Leaving Union Street with the west line of property conveyed to 329 Union Street Joint Venture by deed recorded in Book 6423, page 902, R.O.D.C., Tennessee S 27 deg. 19' 49" E 98.67 feet to a point on the west face of a wall and on the north line of property conveyed to Industrial Development Board of The Metropolitan Government by deed recorded in Book 4667, page 186, R.O.D.C., Tennessee; thence, 3. With a line within a wall S 62 deg. 55' 00" W, 33.13 feet to a point within a wall being 0.91 feet from the south face and 1.05 feet from the west face, said point being the southeast corner of a tract conveyed to Travel Incorporated by deed recorded in Book 6230, page 495, R.O.D.C., Tennessee; thence, 4. With a wall and with the east line of Travel N 26 deg. 07' 44" W, 21.62 feet to a point in a wall being 1.74 feet from the east face and 0.20 feet from the south face and also being the northeast corner of Travel; thence, 5. With Travel's north line S 62 deg. 04' 10" W, 48.71 feet to a PK nail set on the east right-of-way line of Fourth Avenue, North, a 49.5 foot street, and the north face of a wall; thence, 6. With the east right-of-way line of Fourth Avenue, North N 27 deg. 29' 00" W 77.21 feet to the point of beginning and containing 6,990 square feet or 0.160 of an acre, more or less.

Being the same property conveyed to MANEK Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Andy's Union, LLC, a Tennessee limited liability company of record in Instrument No. 20170623-0063272 Register's Office for Davidson County, Tennessee, dated June 20, 2017 and recorded on June 23, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 333 Union Street, Nashville, TN 37201, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of June, 2026.

Manek Holdings LLC, a Tennessee Limited Liability Company

By: _____
Nishith Jobalia, Member

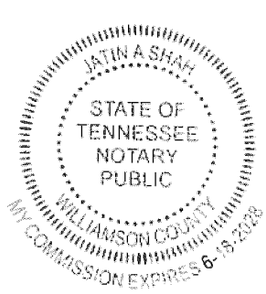
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nishith Jobalia, Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Manek Holdings LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16th day of June, 2026.

_____
Notary Public

My Commission Expires: 6-18-2028



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 16. 2026

Affiant Signature

23rd day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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