Karen Johnson Davidson County
Batch# 1442388 DEEDWARR
07/06/2026 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20260706-0060366

WARRANTY DEED

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

File No. AP-26-2872

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HBD Developers LP	**New Owner**	
(NAME)	(NAME)	
1509 Long Avenue	**8350 North Central Expy #1225**	094-01-0-375.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Dallas, TX 75206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Sam Stein, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HBD Developers LP, a Tennessee Limited Partnership**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in County, State of Tennessee, described as follows, to-wit:

Being Lot No. 196 on the Plan of Edgefield Land Company's Subdivision, of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot 196 fronts 50 feet on the Northerly side of Long Avenue and runs back between lines 150 feet to an alley.

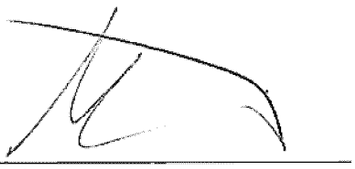
Being the same property conveyed to Sam Stein , a single man by Warranty Deed from Mission Properties, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20210602-0074064 Register's Office for Davidson County, Tennessee, dated May 27, 2021 and recorded on June 02, 2021.

This is property more commonly known as 1509 Long Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 wc do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Effective the 1st day of July, 2026.

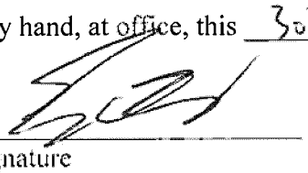


Sam Stein

STATE OF Colorado
COUNTY OF El Paso

On this 30th day of June, 2026, before me personally appeared Sam Stein, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of June, 2026.



Notary Signature
My commission expires:
12/22/28

GREGORY FRANK
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20204044548
MY COMMISSION EXPIRES DEC 22, 2028

Certificate of Authenticity

I, Alli Pinkston, 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 30, 2026**.

Date

Alli P

Affiant Signature

7/2/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2** day of **July**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County