Karen Johnson Davidson County
Batch# 1442753 DEEDWARR
07/07/2026 09:27:30 AM 5 pgs
Fees: $28.00 Taxes: $6,859.80
20260707-0060878

RECORDING REQUESTED BY
Novare / Fidelity National Title

This Instrument Prepared By:
Evans Petree PC
Donald E. Bourland, Esq.
1715 Aaron Brenner Drive Suite 800
Memphis, TN 38120
(901) 525-6781

TN2601067C

WARRANTY DEED

THIS INDENTURE, made and entered into this the 29th day of June, 2026, by and between of **COCK OF THE WALK NASHVILLE, LLC**, a Mississippi limited liability company (herein "Grantor"), and **2624 MUSIC VALLEY DRIVE, LLC**, a Tennessee limited liability company herein "Grantee").

WITNESSETH: that for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS
EXHIBIT A AND MADE A PART HEREOF BY REFERENCE

Being the same property conveyed to Grantor by Quitclaim Deed dated April 24, 2014 and recorded on May 16, 2014 at Instrument Number No. 20140516-0042263 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for 2026 Davidson County real estate taxes, which Grantee assumes and agrees to pay; Right-of-Way for Street Purposes and Temporary Right of Entry for Construction Purposes of record in Instrument No. 20000113-0004575 and 20-foot Easement and Drainage Easement as contained in Quitclaim Deed of Record in Instrument No. 20140516-0042263, both in the Register's Office of Davidson County, Tennessee, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees," if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of Grantor as of the day and year first above written.

COCK OF THE WALK NASHVILLE, LLC
a Mississippi limited liability company

By: Kathy P. DeMuth
Printed Name: Kathy P. DeMuth
Title: Manager

STATE OF MISSISSIPPI
COUNTY OF MADISON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kathy P. DeMuth, with whom I am personally acquainted (or proved on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Manager of Cock of the Walk Nashville, LLC, the within named bargainor, a Mississippi limited liability company and that she, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as such officer.

WITNESS my hand and Notarial Seal at office this the 29th day of June, 2026.

Robert T. Van Uden III
Notary Public

My Commission Expires:

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID# 81354
ROBERT T. VAN UDEN III
Commission Expires
May 29, 2030
HINDS COUNTY

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Charles C. Wooden, as President of 2624 Music Valley Drive, LLC, a Tennessee limited liability company, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,854,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of June, 2026.

Notary Public

JENNIFER BOURNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:
May 8th, 2028

Tax Parcel Identification: 062-00-0-143-00

Property Address:	2624 Music Valley Drive Nashville, Tennessee 37214
Property Owner And Address:	2624 Music Valley Drive, LLC 2624 Music Valley Drive Nashville, Tennessee 37214
Mail Tax Bills To:	2624 Music Valley Drive, LLC 2624 Music Valley Drive Nashville, Tennessee 37214

EXHIBIT A
LEGAL DESCRIPTION

For APN/Parcel ID: 062-00-0-143-00

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN CONCRETE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MUSIC VALLEY DRIVE, FORMERLY ELZIE MILLER ROAD, THAT IS 1130 FEET, MORE OR LESS, EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF PENNINGTON BEND ROAD AND PROCEEDS AS FOLLOWS:

WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MUSIC VALLEY DRIVE IN AN EASTERLY DIRECTION AND A 1051.35 FEET RADIUS TO THE RIGHT 335.5 FEET TO AN IRON PIN SET, SAID CURVE HAS CHORD BEARING OF S 87 DEG. 18' 04" E AND DISTANCE OF 334.08 FEET; THENCE,

S 14 DEG. 13' 43" W 477.12 FEET TO AN IRON PIN SET; THENCE,

N 78 DEG. 15' 00" W 230.47 FEET TO AN IRON PIN SET; THENCE,

N 01 DEG. 13' 35" E 431.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.0 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO KENNETH EDWIN JACKSON, SR. BY WARRANTY DEED FROM DONOVAN CONSTRUCTION COMPANY OF MINNESOTA OF RECORD IN BOOK 6173, PAGE 639, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 20, 1983 AND RECORDED ON NOVEMBER 9, 1983.

BEING THE SAME PROPERTY CONVEYED TO MIKE FINK PROPERTIES, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM KENNETH E. JACKSON, SR. OF RECORD IN INSTRUMENT NO. 20120622-0054790 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 17, 2012 AND RECORDED ON JUNE 22, 2012.

BEING THE SAME PROPERTY CONVEYED TO COCK OF THE WALK NASHVILLE, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM MIKE FINK PROPERTIES, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20140516-0042263 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 24, 2014 AND RECORDED ON MAY 16, 2014.

Tennessee Certification of Electronic Document

I, Yazbeth Osorio, 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 29, 2026 (date of document).

Affiant Signature

7/2/26
Date

State of California

County of Orange

Sworn to and subscribed before me this 2nd day of July, 2026.

Notary's Signature

ANA L. REYES
Notary Public - California
Orange County
Commission # 2439632
My Comm. Expires Feb 28, 2027

MY COMMISSION EXPIRES: Feb. 28, 2027

NOTARY'S SEAL