ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
NVRDUL Management, LLC 1607 17th Ave South Nashville, TN 37212	Map & Parcel 10408027800 10408027700	**Same as New Owner**

This instrument prepared by: Morgan & Akins, PLLC
10 Burton Hills Blvd., Suite 210, Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1443821 DEEDWARRSP
07/10/2026 09:28:22 AM 4 pgs
Fees: $23.00 Taxes: $13,135.00
20260710-0062318

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **KL Rentals, LLC, a Tennessee limited liability company** ("Grantor"), by these presents hereby sells and assigns to **NVRDUL Management LLC, a Texas limited liability company** ("Grantee"), Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in DAVIDSON County, Tennessee, described in **Exhibit "A"** attached hereto and made a part hereof. This conveyance, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on **Exhibit "B"**, which is attached hereto and incorporated herein by this reference.

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, but subject to the limitations herein.

Grantor covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor from the date said property was conveyed to Grantor, but not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,550,000.00.

Affiant

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

Notary Public
My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

[SIGNATURE PAGES FOLLOWING]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 30th day of June, 2026.

KL Rentals, LLC,
a Tennessee limited liability company

By: _____
Name: Ken Levitan
Its: Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared **Ken Levitan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Authorized Agent of **KL Rentals,,** LLC, a Tennessee limited liability company, the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained, by signing the name of the company in their above-stated capacity.

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

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

_____
Notary Public
My Commission Expires: _____

Exhibit A

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

That certain real property in the County of Davidson, State of Tennessee, and more particularly described as follows, to wit:

Tract 1 (1607 17th Ave. S, Nashville, Tennessee 37212/Map & Parcel 10408027800):

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of O.H. Shields Subdivision of Lot No. 55 and other Lots in O.B. Hayes Rokeby Addition, as of record in Plat Book 161, Page 158, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to KL Rental, LLC, a Tennessee limited liability company, by Quitclaim Deed from Kenneth B. Levitan and wife, Gloria Dumas, of record in Instrument No. 20061027-0133673, in the Register's Office for Davidson County, Tennessee, dated September 1, 2006, and recorded on October 27, 2006.

Tract 2 (1609 17th Ave. S, Nashville, Tennessee 37212/Map & Parcel 10408027700):

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of O.H. Shields Subdivision of Lot No. 55 in O.B. Hayes Rokeby Addition, as of record in Plat Book 161, Page 158, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to KL Rentals, LLC, a Tennessee limited liability company, by Quitclaim Deed from 1609 Partners, a Tennessee general partnership, Kenneth B. Levitan and J. Christopher Farren, of record in Instrument No. 20080208-0013300, in the Register's Office for Davidson County, Tennessee, dated January 31, 2008, and recorded on February 8, 2008.

EXHIBIT B

This Conveyance is subject to the matters set forth below, 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 and all matters that would be shown on an accurate survey of the land and property.

- Rights or claims of tenants under recorded/unrecorded leases.
- Easements, liens or encumbrances or claims thereof, not shown by the Public Records
- No warranty is provided as to the amount of acreage or square footage of the land or any improvement thereon.
- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- The property is conveyed expressly subject to all limitations, restrictions and encumbrances as may affect the property.
- No warranty is provided as to minerals and similar substances, water rights, oil, gas, and similar substances unless specifically set forth herein or above.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.H. SHIELDS SUBIDIVISION OF LOT NO. 55 IN O.B. HAYES ROKEBY ADDITION, as recorded in Plat Book 161, Page 158.
- Joint Driveway Easement recorded in Book 5552, Page 690.
- Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the property or that may be asserted by persons in possession of the property.