THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9766-WE	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF July, 2026 Notary Public MY COMMISSION EXPIRES: 3-21-2028 (AFFIX SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cote Development LLC	Same as new owner	
3152 Penn Meade Way		052-13-0B-390.00-CO
Nashville, TN 37214		
(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, WE,
C&H Properties, LLC, a Tennessee limited liability company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Cote Development LLC, a Tennessee Limited Liability Company,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Condominium Plat of River Glen, Planned Unit Development, Phase 6, of record in Plat at Instrument No. 20050602-0062805, and a part of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, and Charter and By-Laws of the River Glen Property Owners' Association of record in Instrument No. 20020425-0051348, Register's Office for Davidson County, Tennessee, to which River Glen, Phase 6 is submitted by Declaration of Submission of record as Instrument No. 20050713-0081132, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Alex Craw by Warrabty Deed from Doochin Riverglen Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20130726-0077753 Register's Office for Davidson County, Tennessee, dated July 25, 2013 and recorded on July 26, 2013.

Being a portion of the same property conveyed to C & H Properties, LLC, a Tennessee limited liability company by Quit Claim Deed from Alex Craw of record in Instrument No. 20150522-0047321 Register's Office for Davidson County, Tennessee, dated May 21, 2015 and recorded on May 22, 2015.

Being the same property conveyed to HC Holdings, LLC, a Tennessee limited liability company by Quit Claim Deed from C&H Properties LLC, a Tennessee limited liability company of record in Instrument No. 20240212-0009502 Register's Office for Davidson County, Tennessee, dated February 08, 2024 and recorded on February 12, 2024.

Being the same property conveyed to C&H Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from HC Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 202607160064187, Register's Office for Davidson County, Tennessee, dated _07/10/26_ and recorded on _07/16/26__.

Karen Johnson Davidson County
Batch# 1447785 DEEDWARR
07/16/2026 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $185.00
20260716-0064188

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ✓ unimproved __ improved property known as **3152 Penn Meade Way, Nashville, TN 37214**

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 we 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.

Witness our hands this the 10 day of July, 2024.

C&H Properties, LLC, a Tennessee limited liability company

BY: _____
Alex H. Craw, Manager

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Alex H. Craw,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of **C&H Properties, LLC,** the within named bargainor, a Tennessee limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as Manager.

Witness my hand and official seal this the 10 day of July, 2024.

My Commission expires: Jan 8 2027

_____
Notary Public

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Kirsten Virden, 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 7-10-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 7-10-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of July, 2026

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

