Karen Johnson Davidson County
Batch# 1450610 DEEDWARR
07/22/2026 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260722-0066529

| THIS INSTRUMENT PREPARED BY:<br><br>The Row Title & Escrow, LLC<br>20 Music Square West, Suite 200<br>Nashville, TN 37203 | STATE OF TENNESSEE<br>COUNTY OF Davidson )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $285,000.00<br><br>Abigail Neely<br>Affiant<br><br>Subscribed and sworn to before me, this 21 day of July 2026<br><br>Notary Public<br>My Commission Expires: 7-7-27 |
|---|---|

CHRISTIAN ADAM LARSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2027

## WARRANTY DEED

| Address New Owner:<br>MMD 1 Corporation Inc.<br>414 McIver Street,<br>Nashville, TN 37211 | Send Tax Bills to:<br>New Owner | Tax Parcel ID No.<br>119-13-0-258 |
|---|---|---|

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLEAR BLUE EQUITY, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MMD 1 CORPORATION INC., A CORPORATION** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**Being Lot No. 14 on the Map of Patterson's Sub of Maple Hill of record in Book 332, page 75, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Clear Blue Equity, LLC by Deed dated July 15, 2014 from William C. Boone, recorded July 17, 2014, in Instrument Number 201407170063350, in the Official Records of Davidson County, Tennessee.**

This is improved property commonly known as: **414 McIver Street, Nashville, TN 37211**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this _____day of July 2026.

**CLEAR BLUE EQUITY, LLC**

By: _____
Jennifer S. Ghanem, Authorized Representative

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **JENNIFER S. GHANEM** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Authorized Representative of **CLEAR BLUE EQUITY, LLC** the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 22 day of July 2026.

CHRISTIAN ADAM LARSEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

Notary Public
My commission expires: 7-7-27

**Tennessee Certification of Electronic Document**

I, Trevor Keller, 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 **7/21/2026** (date of document).

Affiant Signature

**7/21/2026**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21st** day of **July**, **2026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

