Karen Johnson Davidson County
Batch# 1451714 DEEDWARRSP
07/27/2026 09:58:30 AM 5 pgs
Fees: $28.00 Taxes: $8,325.00
20260727-0067947

Prepared by and after recordation, return to:
Rudy Title and Escrow, LLC
608 Shelby Ave.
Nashville, TN 37206

New Property Owner Address:	Send Tax Notices to:	Tax/Map Parcel No.
Albatross Properties, GP	New Owners	10507036100
303 31st Av N. #105		10507051900
Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **CUMBERLAND ADVISORY GROUP, LLC, a Tennessee limited liability company,** ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey to **ALBATROSS PROPERTIES, GP, a Tennessee general partnership,** ("**Grantee**"), and Grantee's successors and assigns, certain land in **DAVIDSON** County, State of Tennessee, fully described in Exhibit A hereto, together with all and singular rights, titles, tenements, hereditaments, appurtenances, easements, and interests belonging or in any way appurtenant thereto (collectively, the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B hereto, to the extent the same are validly existing and applicable to the Property (collectively, the "**Permitted Encumbrances**").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,250,000.00.

Affiant

Subscribed and sworn to before me this 23rd of July, 2026.

Notary Public
My Commission Expires:

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
11/05/2029
DAVIDSON COUNTY

This is unimproved property located at **112 and 0 Rains Avenue, Nashville, TN 37203.**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee and Grantee's successors and assigns forever.

Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, and its successors and assigns to warrant and forever defend the title and quiet possession to the Property to Grantee and Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

[*SIGNATURE PAGE TO FOLLOW ON NEXT PAGE*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 22 day of July, 2026.

Cumberland Advisory Group, LLC

By: Glenn G. Dukes
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLENN G. DUKES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBER of CUMBERLAND ADVISORY GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22 day of July, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/05/2030
WILLIAMSON COUNTY

Exhibit A

("Legal Description")

LAND in Davidson County, Tennessee, being Lot Nos. 12 and 13 in B. F. Brown's Plan of Rains Spring Property, said Plan being of record in Book No. 57, Page 115, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Cumberland Advisory Group, LLC by Quitclaim Deed from Cumberland Advisory Group, LLC of record in Instrument No. 20150618-0058237 Register's Office for Davidson County, Tennessee, dated June 17, 2015 and recorded on June 18, 2015.

Exhibit B

("Permitted Encumbrances")

- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 115, Register's Office for Davidson County, Tennessee.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.

TENNESSEE CERTIFICATE OF AUTHENTICITY

I, Logan Bell, 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 July 23, 26 (date of document).

Affiant Signature

Date July 27, 26

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 27th day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 7-2-29

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY