Karen Johnson Davidson County
Batch# 1451801 DEEDWARRSP
07/27/2026 11:36:30 AM 5 pgs
Fees: $28.00 Taxes: $9,250.00
20260727-0068069

SPECIAL WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 2026.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 11/5/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-36

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Albatross Properties GP	NEW OWNER	105-07-0-359.00
(NAME)	(NAME)	105-07-0-360.00
724 MERRITT AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 which are hereby acknowledged, **108 Rains Ave., LLC**, a Tennessee limited liability company (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Albatross Properties GP**, a Tennessee general partnership (the "**Grantee**"), its successors and assigns, those certain parcels of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject the exceptions described on Exhibit "B", attached hereto and incorporated herein (the "**Permitted Exceptions**").

This is unimproved property located at 108 & 110 Rains Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, and its successors and assigns against the lawful claims of all persons, claiming by, through, or under Grantor, but not otherwise, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 23rd day of July, 2026.

GRANTOR:

108 Rains Ave., LLC,
a Tennessee limited liability company

By: Allen Penn
Allen Penn, Managing Member

DRIVER LICENSE

STATE OF Florida)

COUNTY OF Miami-Dade)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Allen Penn by audio-visual communication, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing Member of 108 Rains Ave., LLC, a Tennessee limited liability company, the within named Grantor, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Managing Member of the limited liability company.

WITNESS my hand, at office, this 23rd day of July, 2026.

MERCEDEZ G ROBINSON
Notary Public - State of Florida
Commission # HH 621989
Expires on December 16, 2028

Mercedez G. Robinson

Notary Public Mercedez G Robinson

My Commission Expires: 12/16/2028

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Those certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lots Nos. 10 and 11 in B. F. Brown's Plan of Rains Spring Property, said Plan being of record in Plat Book 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 108 Rains Ave., LLC, a Tennessee limited liability company, by Special Warranty Deed from Cumberland Advisory Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20250624-0049683, in the Register's Office for Davidson County, Tennessee, dated June 24, 2025, and recorded on June 24, 2025.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann § 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of B. F. BROWN'S PLAN OF RAINS SPRING PROPERTY, as recorded in Plat Book 57, Page 115.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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. 2026

Affiant Signature

27th day of July, 2026

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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