This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9577-BG

STATE OF TENNESSEE
COUNTY OF Dickson

Karen Johnson Davidson County
Batch# 1453124 DEEDWARR
08/03/2026 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $14,059.63
20260803-0071020

The actual consideration or value, whichever is greater, for this transfer is $3,799,900.00.

Affiant

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

Notary Public
My Commission Expires:

BRANDEE GILLIAM
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/24/2028
COUNTY OF DICKSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Compass Family Trust 738 Templeton Drive Nashville, TN 37205	Wells Fargo Bank, N.A. 2701 Wells Fargo Way Minneapolis, MN 55408	102 15 0 077.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Build Nashville DB2, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Miguel Suarez Benet and Damon Anglin Benet, as Trustees of the Compass Family Trust dated December 3, 2025** (individually and/or collectively, "Grantee"), 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. 259 on the plan of Brook Meade, Section VII, of record in Plat Book 2331, Page 5, Register's Office for said County.

Said Lot No. 259 fronts 120 feet on the Northwesterly margin of Templeton Drive and extends back 370.6 feet on the Northwesterly line and 378.2 feet on the Southeasterly line to a dead line in the rear, measuring 120.2 feet thereon.

Being the same property conveyed to Build Nashville DB2, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Music City Financial, LLC, a Texas limited liability company, of record in Instrument No. 20241114-0088627, in the Register's Office of Davidson County, Tennessee, dated November 12, 2024 and recorded on November 14, 2024.

This is improved property located at: **738 Templeton Drive, Nashville, TN 37205**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July, 2026.

GRANTOR:

Build Nashville DB2, LLC, a Tennessee Limited Liability Company

By: _____, Authorized Agent
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Adam G. LaFevor, Authorized Agent with who I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained; and who further acknowledged that he is the Authorized Agent of Build Nashville DB2, LLC, a Tennessee limited liability company, that he is authorized by Build Nashville DB2, LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office this 30th day of July, 2026.

_____
Notary Public
My Commission expires: 7-7-2027

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

Tennessee Certification of Electronic Document

I, Emma Howard, 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 7/30/24 (date of document).

Emma Howard
Affiant Signature

7/30/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30 day of July, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL