Karen Johnson Davidson County
Batch# 1455986 DEEDWARR
08/05/2026 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $28,754.51
20260805-0072229

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 251052483

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $7,771,489.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2026.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
CM&A Investment Holdings, LLC	**New Owner**	Tax Parcel ID No. 115-12-0-029.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **326 Gun Club LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CM&A Investment Holdings, LLC, a Delaware limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of West Meade Village, Section "D" of record in Plat Book 2331, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to 326 Gun Club, LLC by Warranty Deed from Kelly A. Coyle-Coty, unmarried of record in Instrument No. 20231107-0087028, Register's Office for Davidson County, Tennessee, dated November 06, 2023 and recorded on November 07, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 2331, Page 36, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1473, Page 206 and Book 1783, Page 175, Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 326 Gun Club Rd Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 31st day of July, 2026.

326 Gun Club, LLC

BY: _____
Howard Houston Harris, Jr., Manager

BY: _____
Jason Tidwell, Manager

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Howard Houston Harris, Jr., and Jason Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Managers of 326 Gun Club, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such Managers have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid Managers.

Witness my hand and official seal, at office in Nashville, Tennessee, this 31st day of July, 2026.

_____
Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030

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 **8/4/2026** (date of document).

Affiant Signature

8/4/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4th** day of **August**, **2026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

