Karen Johnson Davidson County
Batch# 1456347 DEEDWARRSP
08/06/2026 03:50:30 PM 5 pgs
Fees: $28.00 Taxes: $5,180.00
20260806-0072673

THIS INSTRUMENT PREPARED BY: **Burr & Forman LLP** **222 Second Avenue South, Suite 2000** **Nashville, TN 37201**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00. Affiant Subscribed and sworn to before me, this 3rd day of August, 2026. Notary Public My Commission Expires: 2/17/2030

APRIL D. WIDEMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Numbers:
Songpad Properties, LLC 1222 Demonbruen Street, Ste. 1225 Nashville, Tennessee 37203	New Owner	092-12-4A-134.00-CO

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SF VENTURES, LLC,** a Tennessee limited liability company, **f/k/a MF ENTERPRISES, LLC,** a Tennessee limited liability company, an inactive Tennessee limited liability company in the process and for the purpose of winding up the business of the Company and distributing the property of the Company and Steven Eugene Ford, its sole member in his individual capacity ("***Grantors***"), has bargained, transferred, sold and conveyed, and does hereby transfer, sell and convey unto **SONGPAD PROPERTIES, LLC**, a Tennessee limited liability company ("***Grantee***"), and Grantee's successors and assigns, the following described tracts or parcels of land located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "***Property***").

The Property is improved property located at 1616 West End Avenue, Unit 2608, Nashville, Davidson County, Tennessee 37203. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the Property, with the appurtenances, hereditaments, easements, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors covenants and binds itself, its successors and assigns, that Grantors is lawfully seized in fee simple of the Property above conveyed, have full power and authority and right to convey the same, and will warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise, except for those matters as set forth on **Exhibit B** attached hereto and incorporated herein by reference and to which this conveyance is expressly made

subject, including referenced 2026 taxes which shall be prorated as of the date of closing and which Grantee assumes and agrees to pay.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed to be effective for all purposes as of the 3rd day of August, 2026.

GRANTORS:

SF VENTURES, LLC,
a Tennessee limited liability company

By: _____
Steven Eugene Ford, President

_____
Steven Eugene Ford, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Steven Eugene Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of SF Ventures, a Tennessee limited liability company, the within named bargainor, and that he as President of the company, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as President.

WITNESS my hand, at office, this 3rd day of August, 2026.

_____
NOTARY PUBLIC
My Commission Expires: 2/17/2030

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Steven Eugene Ford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of August, 2026.

_____
NOTARY PUBLIC
My Commission Expires: 2/17/2030

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Unit No. 2608, of The Residences at Broadwest, as established in Master Deed of record at Instrument No. 20201123-0137217, as amended at Instrument No. 20210817-0111256, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to MF ENTERPRISES, LLC, a Tennessee limited liability company, by Special Warranty Deed from 1600 WEST END AVENUE PARTNERS, LLC, a Tennessee limited liability company, of record in Instrument No. 20220509-0052984, Register's Office for Davidson County, Tennessee, dated April 27, 2022 and recorded on May 9, 2022. MF ENTERPRISES, LLC, a Tennessee limited liability company changed its name to SF VENTURES, a Tennessee limited liability company on September 22, 2023 as evidenced by Articles of Amendment to Articles of Organization filed with the Tennessee Secretary of State on September 22, 2023.

EXHIBIT B

Permitted Exceptions

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

2. Subject to all matters shown on the Plan of record as Instrument No. 20080702-0068641, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration for The Residences at Broadwest, a Condominium of record as Instrument No. 20201123-0137217, First Amendment as Instrument No. 20210817-0111256, being a part of the Declaration of Condominium establishing Broadwest, of record as Instrument No. 20201123-0137216, First Amendment as Instrument No. 20210817-0111257 and Amendment as Instrument No. 20220615-0068119, Register's Office for Davidson County, Tennessee.

4. Charter for Broadwest Master Condominium Association, Inc. of record in Instrument No. 20201204-0141154, Register's Office for Davidson County, Tennessee.

5. Charter for Residences at Broadwest Condominium Association, Inc. of record as Instrument No. 20201204-0141155, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Maintenance and Repair of Storm Drainage Facilities and Appurtenances of record as Instrument No. 20080411-0036787, Register's Office for Davidson County, Tennessee.

7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20190425-0038139, Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Public Right of Way of record as Instrument No. 20190423-0037193, Register's Office for Davidson County, Tennessee.

9. Grant of Easement of record as Instrument No. 20201228-0153304, Register's Office for Davidson County, Tennessee.

10. Stormwater Detention Agreement of record as Instrument No. 20070510-0055978 and Instrument No. 20080211-0013427, Register's Office for Davidson County, Tennessee.

11. Rights and Easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

12. Subject to rights of others in and to the common areas and/or elements.

Tennessee Certification of Electronic Document

I, C. Tucker Herndon, 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 August 3, 2026 (date of document).

Affiant Signature

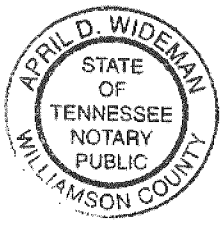
August 4, 2026
Date

State of Tennessee

County of Davidson

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

April D. Wideman
Notary's Signature



NOTARY'S SEAL

MY COMMISSION EXPIRES: 2/17/2030