This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $3,122,824.37.

Affiant

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn before me this the 3rd day of August, 2026.

Notary Public
My commission expires: 3.20.28

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1456556 DEEDWARR
08/07/2026 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $11,554.45
20260807-0073019

Address of New Owner:	Send Tax Bill to:	Tax Information:
Benjamin H. Perry & Joy Nicole Earle Perry 3401 Hopkins Avenue Nashville, TN 37215	New Owner	(PART OF) 117-07-0 100.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CV JV, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BENJAMIN HUNTER PERRY AND WIFE, JOY NICOLE EARLE PERRY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of the Neels Built, LLC & Eagle Holdings, LLC Property of record in Plat at Instrument No. 20260205-0008234, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 3401 & 3405 Hopkins, LLC, a Tennessee Limited Liability Company by Warranty Deed from Bars Hooper Holdings, LLC of record in Instrument No. 20250205-0008855 Register's Office for Davidson County, Tennessee, dated January 31, 2025 and recorded on February 5, 2025. The said 3401 & 3405 Hopkins, LLC, a Tennessee Limited Liability Company having since changed their name to CV JV, LLC, a Tennessee Limited Liability Company.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3401 Hopkins Avenue, Nashville, TN 37215.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 31st day of July, 2026.

CV JV, LLC, a Tennessee Limited Liability Company

BY: _____ Authorized Representative

Carrie Thompson, Authorized Representative

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Carrie Thompson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the **Authorized Representative** of the within named bargainor, a LLC, and that she, as such **Authorized Representative**, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said **Carrie Thompson** as such **Authorized Representative**.

Witness my hand and official seal this 31st day of July, 2026.

My commission expires: 5/21/2030

_____
Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 7/31/26. (date of document).

Affiant Signature

8/5/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

