This Instrument Prepared By:

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 1458746 DEEDWARRSP
08/11/2026 12:49:30 PM 5 pgs
Fees: $28.00 Taxes: $1,794.50
20260811-0073967

Name and Address of New Owner:
Bear Cub, GP
2610 Westwood Avenue
Nashville, TN 37212

Send Tax Bills To:
New Owner

Map & Parcel No: 118-08-0-223-00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **Karen A. Atkisson, a married woman** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bear Cub, GP, a Tennessee General Partnership** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, successors or assigns of the Grantee, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any heirs, successors or assigns of the Grantee, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Real Estate in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

The property conveyed herein is not the place of residence of the Grantor or her spouse.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 6th day of August, 2026.

Karen A. Atkisson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of August, 2026, before me personally appeared Karen A. Atkisson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of August, 2026.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 3/5/2030

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of August, 2026.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 3/5/2030

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan Grandview Heights of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being all the same property conveyed to Karen A. Atkisson and husband, Ronald D. Atkisson by Warranty Deed dated June 22, 1998, from Ernest A. Todd, joined by wife, Carrie Todd, of record in Book 10989, Page 945, Register's Office for Davidson County, Tennessee. The said property was further conveyed to RAK Properties Family, LLC, by Quitclaim Deed dated December 22, 2016, from Karen A. Atkisson and husband, Ronald D. Atkisson of record in Instrument No. 20161228-0136551, said Register's Office. And further conveyed to Karen A. Atkisson, a married woman, by Quitclaim Deed dated August 31, 2022, from RAK Properties Family, LLC, a Tennessee limited liability company, of record in Instrument No. 20220901-0098530, said Register's Office.

This Real Estate is more commonly known as 2501 Cruzen St, Nashville, TN 37211.

202608110073967

EXHIBIT B

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2026 and subsequent years, not yet due and payable. Map and Parcel 118-08-0-223-00. Current year taxes have been prorated as part of closing and assumed by the Grantee.

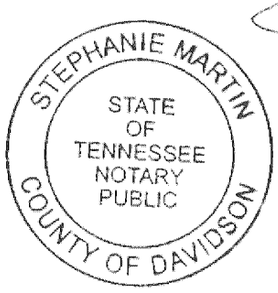
3. All matters shown on the Plan of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

I, Christy Tesch, 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 6th day of August, 2026.

Date: 6th day of August, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th day of August, 2026.



Notary Public
My commission expires: 5/8/29