Karen Johnson Davidson County
Batch# 1459645 DEEDWARR
08/14/2026 10:56:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260814-0076020

This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End, Suite 1550
Nashville, Tennessee 37203
Attn: Mollie Gass, Esq.

PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES

GENERAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Commodore Property Holdings, LLC 1603 Capitol Avenue, Suite 413R Cheyenne, Wyoming 82001	1603 Capitol Avenue, Suite 413R Cheyenne, Wyoming 82001	092 01 0 001 00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **CANAAN BUILDERS, LLC,** a Tennessee limited liability company (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **COMMODORE PROPERTY HOLDINGS, LLC,** a Wyoming limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being known as **1118 34th Avenue North, Nashville, Tennessee 37209**, and being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10th day of August, 2026.

GRANTOR:

CANAAN BUILDERS, LLC, a
Tennessee limited liability company

By: _____
Name: ERIC HENSLEY
Title: MEMBER

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Eric Hensley, the member of CANAAN BUILDERS, LLC, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the foregoing instrument for the purposes therein expressed and contained, by signing his/her name, as the member of CANAAN BUILDERS, LLC.

Witness my hand and official seal this 10th day of August, 2026.

_____
Notary Public

My Commission Expires:

June 15th, 2030

AMANDA NIKOLICH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES JUNE 15, 2030

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 0.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 13th day of August, 2026.

NOTARY PUBLIC

My Commission Expires: 5-8-29

KATHERINE VINCENT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 8, 2029
COUNTY OF DAVIDSON

EXHIBIT "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No 18 on the Plan of George I Waddey's State Normal Subdivision, and described according to a survey made by John Kohl, Surveyor, June 7, 1965 Beginning at a point in the Easterly margin of 38th Avenue North at a point 400 feet from the Northerly margin of Centennial Boulevard, thence in an Easterly direction along the lines between Lots 18 and 19 a distance of 170 feet to a point, thence Northwardly 50 feet to a point, thence in a Westerly direction along the line between Lots 17 and 18 a distance of 170 feet to a point in the Easterly margin of 38th Avenue North, thence Southwardly 50 feet along said margin of said Avenue to the point of beginning.

Being the same property conveyed to Canaan Builders, LLC, by Warranty Deed from Mary Frances Knight of record in Instrument No. 20250909-0072104, Register's Office for Davidson County, Tennessee, dated September 2, 2025, and recorded on September 9, 2025.

Exhibit "B"

Permitted Exceptions

None.

TRUE COPY CERTIFICATION

I, Mollie Gass, 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 10, 2026.**

Mollie Gass

8/13/26
Date

STATE OF TENESSEE)
COUNTY OF DAVIDSON)

On 8/13/26, before me, the undersigned, personally appeared Mollie Gass, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 5-8-29

