This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25570-AP

This instrument was prepared from information furnished by the public records or Grantee. Midtown Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Midtown Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.

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STATE OF TENNESSEE
COUNTY OF Davidson

Karen Johnson Davidson County
Batch # 1460053 DEEDWARR
08/17/2026 02:17:21 PM 2 pgs
Fees: $13.00 Taxes: $19,610.00
20260817-0076543

The actual consideration or value, whichever is greater, for this transfer is $5,300,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2026.

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
ELIZABETH ANNE MINGUS
MY COMMISSION EXPIRES SEPTEMBER 07, 2026

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Elizabeth Gabbay<br>Daniel Gabbay<br>611 West Meade Drive<br>Nashville, TN 37205 | JP Morgan Chase Bank<br>PO Box 78420<br>Phoenix, AZ 85062-8420 | 115-12-7.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Southern Spaces LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Gabbay and Daniel Gabbay, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 372, Section 'K', Plan of West Meade Farms, Inc., according to survey and plat of same appearing of record in Book 2133, page 47, in Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Southern Spaces, LLC, a Tennessee limited liability company by Warranty Deed from Michael H. Zimmerman and wife, Kathryn A. Zimmerman, dated March 14, 2025, recorded March 19, 2025, of record in Instrument No. 20250319-0019521, Register's Office for Davidson County, Tennessee.

This is improved property located at: **611 West Meade Drive, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 14th day of August, 2026.

GRANTOR:

Southern Spaces LLC, a Tennessee Limited Liability Company

By: _____
Lannie K. Boswell, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lannie K. Boswell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he the Manager of Southern Spaces LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of August, 2026.

_____
Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029