Karen Johnson Davidson County
Batch# 1463101 DEEDWARR
08/25/2026 11:20:30 AM 4 pgs
Fees: $23.00 Taxes: $3,330.00
20260825-0078634

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25831-DJ

STATE OF TENNESSEE
COUNTY OF **Davidson**

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Notary Public
My Commission Expires: 4/22/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Biggs Real Estate LLC **843 Fairview Avenue, Suite B2** **Bowling Green, KY 42101**	New Owner	092-07-0-445-00 092-07-0-444-00 092-07-0-265 092-07-0-409-00

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, **2400 Merry St GP, a Tennessee general partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Biggs Real Estate LLC, a Kentucky Limited Liability Company**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Property 1: 2318 Merry Street:
Land in Davidson County, Tennessee, being all of Lot No. 2, Final Plat, 2318 Merry Street Sub., according to survey and plat of same appearing of record in Instrument No. 20231218-0097497, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to 2400 Merry St, GP by Quitclaim Deed from DTSE Holdings LLC, a Tennessee limited liability company, dated December 14, 2022, recorded December 15, 2022, of record in Instrument No. 20221215-0129773, Register's Office for Davidson County, Tennessee.

Property 2: 2320 Merry Street:
Land in Davidson County, Tennessee, being all of Lot No. 1, Final Plat, 2318 Merry Street Sub., according to survey and plat of same appearing of record in Instrument No. 20231218-0097497, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to 2400 Merry St, GP by Quitclaim Deed from DTSE Holdings LLC, a Tennessee limited liability company, dated December 14, 2022, recorded December 15, 2022, of record in Instrument No. 20221215-0129773, Register's Office for Davidson County, Tennessee.

Property 3: 2400 Merry Street:
Land in Davidson County, Tennessee, being all of Lot No. 2, Final Plat, 2400 Merry Street Sub., according to survey and plat of same appearing of record in Instrument No. 20251126-0094458, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to 2400 Merry St, GP by Warranty Deed from Mt. Nebo Baptist Church, dated November 3, 2021, recorded November 12, 2021, of record in Instrument No. 20211112-0150737, Register's Office for Davidson County, Tennessee.

Property 4: 0 Merry Street:
Land in Davidson County, Tennessee, being all of Lot No. 1, Final Plat, 2400 Merry Street Sub., according to survey and plat of same appearing of record in Instrument No. 20251126-0094458, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to 2400 Merry St, GP by Warranty Deed from Mt. Nebo Baptist Church, dated November 3, 2021, recorded November 12, 2021, of record in Instrument No. 20211112-0150737, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **2318, 2320, 2400 and 0 Merry Street, Nashville, TN 37208**

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.

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

GRANTOR:

2400 Merry St GP, a Tennessee general partnership
By: Ewing Holdings LLC, a Tennessee limited liability company
As Its: General Partner

By: Anthony Ewing, Sole Member
Anthony Ewing, Sole Member

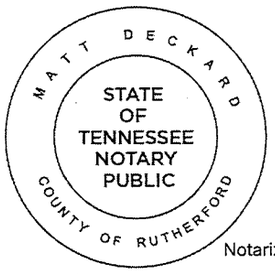
By: Marengo St. Investments LLC, a Tennessee limited liability compay
As Its: General Partner

By: Derrick D. Salter, Sole Member
Derrick D. Salter, Sole Member

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anthony Ewing, Sole Member of Ewing Holdings, LLC, the general partner of 2400 Merry St GP, and Derrick D. Salter, Sole Member of Marengo St. Investments LLC, the general partner of 2400 Merry St GP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are 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: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.

Online Notary Public
My Commission Expires
May 16, 2027

I, Kirsten Virden, 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 8-14-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 8-14-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of August, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

