Karen Johnson Davidson County
Batch# 1464264 DEEDWARR
08/26/2026 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $351.50
20260826-0078764

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-9956-SS

STATE OF TENNESSEE
COUNTY OF Coffee

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Affiant

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

Notary Public
My Commission Expires: 07/06/30

TAYLER GRENIER
TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
TA2 LLC 2684 Pine Ridge Drive Nashville, TN 37207	New Owner	092 10 0 123.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Hella Temple No. 105, a Tennessee nonprofit corporation** ("Grantor"), transfers and conveys unto **TA2 LLC, a Tennessee limited liability company** ("Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Tract 1:

Land in Davidson County, Tennessee, being the Southerly part of Lot No. 35 and the Southerly part of the Easterly part of Lot No. 36 on the map of I. L. PENDLETON'S SUBDIVISION OF THE STEGER HOME PLACE, of record in Plat Book 421, Page 106, Register's Office for said County, described together as follows:

Beginning at a point on the Northerly margin of Georgia, formerly Torbitt Avenue, at the Southwest corner of Lot No. 34 shown on said plan; thence, with the Northerly margin of said Avenue Westwardly 53.83 feet to the Easterly margin of the controlled access right-of-way line of the interstate Highway; thence with same North 16 deg. 59' 05" East 99.56 feet to a point; thence South 82 deg. 41' 18" East 32.56 feet to the Westerly line of Lot No. 34; thence with the line between said Lots Nos. 34 and 35 Southwardly 98.25 feet to the beginning.

Tract 2:

Land in Davidson County, Tennessee, being the Northerly part of Lots 35 and 36 on the Map of I. L. PENDLETON'S SUBDIVISION, as of record in Plat Book 421, Page 106, Register's Office for said County.

Said part of said lots front 55 feet on the Easterly side of 31st Avenue North and run back between lines, 119 feet on the Northerly line, along the Southerly margin of an alley, and 101 feet, more or less, on the Southerly line, to the Westerly line of Lot No. 34, measuring 50 feet therein.

Included Therein but expressly excluded therefrom is the following described property:

Land in Davidson County, Tennessee, being the Northerly part of Lots 35 and 36 on the Map of I. L. Pendleton's Subdivision, as of record in Plat Book 421, Page 106, Register's Office for Davidson County, Tennessee.

Beginning at the point of intersection of the Southerly margin of an alley and the Easterly margin of 31st Avenue, said point being the Northwest corner of Lot 36 in I. L. Pendleton's Subdivision, as of record in Plat Book 421, Page 106, Register's Office for Davidson County, Tennessee; thence with the Southerly margin of said alley and the Northerly boundary of Lots 35 and 36 in the aforesaid subdivision South 82 deg. 41' 18" East 97.52 feet to a point in the Northerly line of said Lot 35, said point being Westerly 21.48 feet from the Northeast corner of said Lot 35; thence South 16 deg. 59' 05' West 51.84 feet to a point in the Southerly line of that tract of land conveyed by deed dated May 5, 1950 and recorded in the Register's Office for Davidson County, Tennessee in Book 2199, Page 358, also being the Northerly line in that tract of land conveyed as Tract No. 1 by deed dated January 6, 1961 and recorded in the Register's Office for Davidson County Tennessee, in Book 3177, Page 588; thence with the common line between the last two referred to deeds North 82 deg. 41' 18" West 67.95 feet to the Easterly margin of 31st Avenue; thence with the Easterly margin of 31st Avenue and the Westerly line of Lot 36 in the aforesaid subdivision North 14 deg. 53' 17" West 55.2 feet to the point of beginning.

Being the same property conveyed to Hella Temple, by Warranty Deed from Mark R. Rodriquez, married, of record in Instrument No. 20050721-0084792, in the Register's Office of Davidson County, Tennessee, dated July 11, 2005, and recorded on July 21, 2005.

This is improved property located at: **706 31st Avenue North, Nashville, TN 37209**

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 Grantee, their heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, 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:

Hella Temple No. 105, a Tennessee nonprofit corporation

By: _____
Richard Ellington, Authorized Agent

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of August, 2026, before me personally appeared Richard Ellington, individually and on behalf of the Grantor, to me who proved with satisfactory evidence to be the person described in and who executed the foregoing instrument, individually and on behalf of the Grantor, and acknowledged that he executed the same as his free act and deed.

_____
Notary Signature
My Commission Expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

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 8/14/26 late of document).

Affiant Signature

8/20/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202608260078764