BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1467714 DEEDWARR
09/03/2026 10:25:34 AM 2 pgs
Fees: $13.00 Taxes: $1,476.30

20260903-0081690

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $399,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF AUGUST, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3704LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Z 1, LLC and 51st Avenue LLC	Z 1, LLC and 51st Avenue LLC	072 07 0 333.00
P.O. Box 159342	P.O. Box 159342	
Nashville, TN 37215	Nashville TN 37215	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THH REALTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

Z 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND
51ST AVENUE LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1413 McGavock Pike, Nashville, TN 37216

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on the 31st day of August, 2026.

THH Realty LLC, a Tennessee Limited Liability Company

BY: _____
Jim Vanderpool, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JIM VANDERPOOL AS AUTHORIZED AGENT, FOR THH REALTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of August, 2026.

Notary Public Lisa Allard

My Commission Expires: 7/30/2029

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

26-3704LA

EXHIBIT A - LEGAL DESCRIPTION

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:
Being Lot No. 2 on the Map of the R.D. Owen Subdivision of record in Book 6050, page 193, Office of the Register for Davidson County, Tennessee.

Said Lot No. 2 fronts 55.50 feet on the northerly side of McGavock Pike and runs back 165.33 feet on the easterly line and 159.72 feet on the westerly line to an alley in the rear, on which it measures 56.51 feet.

Being a part of the same property conveyed to THH Realty, LLC, by Quitclaim Deed from AmSouth Bank, as Trustee of the Mildred Vaughn Hudgins Marital Trust Created Under the Will of T. Herschel Hudgins, dated May 02, 2005, and recorded May 03, 2005, of record in Instrument No. 20050503-0049336, in the Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to AmSouth Bank, as Executor of the Estate of T. Herschel Hudgins, by Special Warranty Deed from T. Herschel Hudgins, Inc., a Tennessee corporation, dated April 29, 2002, and recorded May 15, 2002, of record in Instrument No. 20020515-0059864, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to T. Herschel Hudgins, Inc., by warranty Deed from Dorothy S. Tarkington, as Conservator for Grace E. Owen dated September 30, 1985, and recorded October 11, 1985, of record in Book 6669, Page 518, in the Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY
More Commonly Known As: 1413 McGavock Pike, Nashville, Tennessee, 37216
TAX PARCEL ID/APN: 072 07 0 333.00

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.

2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.

4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 421, Page 122 and Plat Book 6050, Page 193, of the Public Records of Davidson County, Tennessee.

5. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

6. Easement recorded in Book 6669, Page 518, of the Public Records of Davidson County, Tennessee.