WARRANTY DEED

Karen Johnson
Batch # 1468771
09/04/2026 10:53:15 AM
Fees: $13.00 Taxes: $13,634.50

Davidson County
DEEDWARR
2 pgs

20260904-0082421

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

File No.: RES-26-750

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,685,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-7-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Sundberg and Cody Sundberg	Same as New Owner	102 15 0 074.00
(NAME)	(NAME)	
750 Templeton Drive Nashville, TN 37205		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **BUILD NASHVILLE DB2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **LAURA SUNDBERG AND CODY SUNDBERG, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 256 on the Plan of Brook Meade, Section VII, of record in Plat Book 2331, Page 5, in the Register's Office for said County, to which reference is hereby made for a more complete description.

For reference: Said Lot No. 256 fronts 120 feet on the northeasterly margin of Templeton Drive and extends back northeastwardly 347.8 feet on the northwesterly side and 355.4 feet on the southeasterly side to a dead line in the rear, measuring 120.30 feet thereon.

Being the same property conveyed to Build Nashville DB2, LLC, a Tennessee Limited Liability Company, from Bars Hooper Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated August 13, 2024, recorded August 19, 2024, in Instrument No. 20240819-0063407, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 750 Templeton Drive, Nashville, TN 37205
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 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/our hand(s) this 3rd day of September, 2026.

Build Nashville DB2, LLC, a Tennessee Limited Liability Company

By: _____
Adam G. LaFevor, Authorized Agent

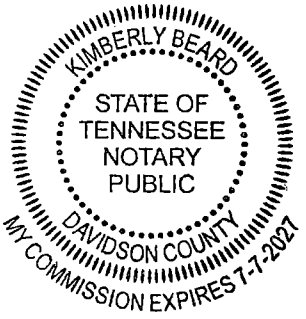
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county mentioned, personally appeared Adam G. LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Build Nashville DB2, LLC, the within named bargainor, a Limited Liability Company, and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, Tennessee, this 3rd day of September, 2026.

_____
Notary Signature

My commission expires: 7-7-27



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171