Karen Johnson Davidson County
Batch# 1469532 DEEDWARR
09/04/2026 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $3,474.30
20260904-0082729

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260855481

TINA SHINN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $939,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of September, 2026.

Notary Public
My Commission Expires: 9/15/27

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark Schumann and Eric G. Schumann, Trustees of Chesterton GST 800 13th Avenue South Nashville TN 37203	New Owner	Tax Parcel ID No. 093 13 0T 003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Banana Stand LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Schumann and Eric G. Schumann, Trustees of Chesterton GST**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3, on the Horizontal Property Regime for ELEMENT GULCH, A CONDOMINIUM, as recorded in the Master Deed of record in Instrument No. 20150930-0099318, amended in Instrument No. 20160208-0012097 and Instrument No. 20160727-0077432, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to The Banana Stand, LLC, a Tennessee limited liability company, by Quitclaim Deed from Gulchetto Enterprises, LLC, a Tennessee limited liability company, of record in Instrument No. 20170523-0051171, in the Register's Office of Davidson County, Tennessee, dated April 19, 2017, and recorded on May 23, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for year 2026, a lien not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCCALL HEIR'S SUBDIVISION OF LOT NO. 1 IN SIGLER PLAN, as recorded in Plat Book 161, Page 61.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ELEMENT GULCH Condominium of record in Instrument No. 20150930-0099318 and amendments recorded in Instrument No. 20160208-0012097 and Instrument No. 20160727-0077432; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone

and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
Easement for Stormwater Facilities And Systems, recorded in Instrument No. 20150520-0046353 and Instrument No. 20161024-0111840.

Easement for Public Street Right-of-Way, recorded in Instrument No. 20161108-0118037.
Charter for Element Gulch Association, Inc., recorded as Instrument No. 20151023-0107999.
Common Open Space Deed recorded as Instrument No. 20170719-0072843.

This is improved property located at 800 13th Avenue South Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 1st day of September, 2026.

The Banana Stand LLC

BY: _____
William Ruff, Chief Executive Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the State and County aforesaid, personally appeared, William Ruff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Executive Officer (or other officer authorized to execute the instrument) of The Banana Stand, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized officer.

Witness my hand and official seal, this 1st day of September, 2026.

_____
Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030

Certificate of Authenticity

I, Joshua A. Terry, 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 9/1/26.

Affiant Signature – Joshua A. Terry

9/3/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 9/3/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27