This instrument prepared by and after recording return to:

Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chandler Farmer

Karen Johnson Davidson County
Batch# 1470605 DEEDWARRSP
09/09/2026 01:41:30 PM 6 pgs
Fees: $33.00 Taxes: $3,330.00
20260909-0083674

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Podium or Bust, LLC 6 South 14th Street, Nashville, TN 37206	Podium or Bust, LLC 6 South 14th Street, Nashville, TN 37206	083-09-0-160.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **JOHN D. HAMMES**, and wife **LYNLEY R. HAMMES** (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **PODIUM OR BUST, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This being improved property commonly known as: 6 South 14th Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1st day of September, 2026, but is effective as of the 3rd day of September, 2026.

GRANTOR:

JOHN D. HAMMES

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, John D. Hammes, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name.

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

Notary Public

My Commission Expires:

09/07/26

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

LYNLEY R. HAMMES

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Lynley R. Hammes, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name.

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

Notary Public

My Commission Expires:

09/07/26

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $900,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 1st day of September, 2026.

NOTARY PUBLIC

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

Exhibit "A"

Legal Description of Property

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

Land in Davidson County, Tennessee, being the Southeasterly portion of Lot No. 6 and the Southerly 50.0 feet of Lot No. 7 on the plan of E.S. PRIEST'S SUBDIVISION of 3A 8P, EDGEFIELD PLAN of record in Book 161, Page 43, Register's Office for Davidson County, Tennessee, as follows: said property fronts 50.0 feet on the Westerly margin of South 14th street, formerly Division Street, and extends back 75.0 feet on the Northerly line and 75.5 feet on the Northerly margin of 14 foot alley, to a line in the rear measuring 50.0 feet thereon.

Being the same property conveyed to John D. Hammes, a single man, by Warranty Deed from Luke G. Patterson of record in Instrument No. 2008123100123906, in the Register's Office of Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Real estate taxes for the year 2026 and subsequent years, not yet due and payable.
2. All matters that would be disclosed by an accurate and complete land survey of the land.
3. All matters shown on plat(s) of record in Book 161, Page 43, in the Register's Office of Davidson County, Tennessee.
4. Rights of others in and to the alley contiguous to the land.

Tennessee Certification of Electronic Document

I, Deanann Thompson, 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 09/03/2026 (date of document).

Affiant Signature

09/03/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/5/29

NOTARY'S SEAL

