THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9339-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,845,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF September 2026 Notary Public MY COMMISSION EXPIRES: 3-6-29 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1472277 DEEDWARR
09/14/2026 11:12:30 AM 4 pgs
Fees: $23.00 Taxes: $6,826.50
20260914-0085078

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
KARIOS, LLC	New owner	
2428 Batavia St		092-11-0D-001.00-CO 092-11-0D-002.00-CO & 092-11-0D-900.00-CO
Nashville TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
KARIOS LLC, a Tennessee limited liability company,

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

Legal Description attached hereto as "Exhibit A"

The subject properties are not a marital residence of William Fredrick Alexander, and as such, is not subject to any marital or homestead interest.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

The improved property known as: 341 A 22nd Ave North, Nashville, TN 37203; 343 22nd Ave North, Nashville, TN 37203; and 343 B 22nd Ave North, Nashville, TN 37203

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 GRANTEES 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 GRANTEES, 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 our hands this the 9th day of September, 2026.

William Fredrick Alexander

William Fredrick Alexander

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Fredrick Alexander,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of September, 2026.

My Commission expires: ELIZABETH YERGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

Notary Public

EXHIBIT A
(LEGAL DESCRIPTION)

Property 1: 341 A 22nd Ave N, Nashville, TN 37203 M&P: 092-11-0D-001.00 -CO
Land situated in Davidson County, Tennessee:
Unit A, as designated on the plan of the George E. Butler and William B. Butler Condominium Plat, of record in Plat Book 8250, Page 662, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being a part of the same property conveyed to William F. Alexander by Warranty deed from George E. Butler and William B. Butler of record in Instrument No. 20090414-0033813, Register's Office for Davidson County, Tennessee, dated April 07, 2009 and recorded on April 14, 2009.

Property 2: 343 22nd Avenue N, Nashville, TN 37203 M&P: 092-11-0D-002.00-CO
Land situated in Davidson County, Tennessee:
Unit B, as designated on the plan of the George E. Butler and William B. Butler Condominium Plat, of record in Plat Book 8250, Page 662, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to William Fredrick Alexander by Warranty deed from Kim A. Smiley, DDS of record in Instrument No. 20090217-0013367 Register's Office for Davidson County, Tennessee, dated February 13, 2009 and recorded on February 17, 2009.

Property 3: 343 B 22nd Ave N, Nashville, TN 37203 M&P: 092-11-0D-900.00-CO
Land situated in Davidson County, Tennessee:
Being all property depicted on the George E. Butler and William B. Butler Condominium plan of which is of record in Book 8250, page 662, said Register's Office.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED HEREFROM being Unit "A" as designated on the plan of the George E. Butler and William B. Butler Condominium Plat, of record in Plat Book 8250, page 662, Register's Office for Davidson County, Tennessee.

ALSO INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED HEREFROM, being Unit "B" as designated on the plan of the George E. Butler and William B. Butler Condominium Plat, of record in Plat Book 8250, page 662, Register's Office for Davidson County, Tennessee.

ALSO INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED HEREFROM is Alley No. 904 on the plan of the George E. Butler and William B. Butler Condominium Plat, of record in Plat Book 8250, page 662, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to William F. Alexander by Warranty deed from George E. Butler and William B. Butler of record in Instrument No. 20090414-0033813, Register's Office for Davidson County, Tennessee, dated April 07, 2009 and recorded on April 14, 2009.??

Being the same property conveyed to KARIOS LLC, a Tennessee limited liability company, by Warranty Deed from William Fredrick Alexander of record in _____, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Holly A Mason, 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 9/9/26.

Affiant Signature

9/9/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 9 day of September 2026

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028