Karen Johnson Davidson County
Batch# 1474847 DEEDWARRSP
09/18/2026 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260918-0087003

Name and Address of New Owner:
917 40th Ave N, LLC, a Tennessee limited liability company
677 Bristol Creek Drive, Nashville TN 37221

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091-08-0-287.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **CWC19 LLC , A Wyoming Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **917 40th Ave N, LLC, a Tennessee Limited Liability Company** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee being Lot No.5 on the map of the subdivision of lot number I described as follows:
Beginning in the westerly margin of 40th Avenue North, formerly Clifton Avenue,50 feet southwardly from the southeast comer of Lot No. 2, County Lands: thence southwardly 50 feet along the westerly margin of said 40th Avenue North; Thence at right angles eastwardly 150 feet to beginning.

Being part of the same property conveyed to Lisa B. Brown by Quitclaim Deed dated June 19, 2012 from James Brown aka James L. Brown, recorded January 31, 2014 in Instrument No. 20140131-0008691 in the Register's Office.

Being the same property conveyed to CWC19 LLC , A Wyoming Limited Liability Company by Special Warranty Deed dated September 15, 2026 from Lisa B. Brown, unmarried, recorded September 16, 2026 in Instrument No. 20260916 – 0086430 in Davidson Couty Register's Office, Tennessee .

TO HAVE AND TO HOLD said real estate unto the Grantee, their successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantee, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 15th day of September, 2026.

CWC19, LLC, a Wyoming Limited Liability Company

Jimmie Louis Adams IV

By: Jimmie Louis Adams, 4th Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2026, before me personally appeared Jimmie Louis Adams, 4th Owner, CWC19, LLC, a Wyoming Limited Liability Company, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of September, 2026.

Notary Signature
My commission expires:

LAURIELLE CAMPBELL
Notary Public - Maryland
Montgomery County
My Commission Expires Apr 11, 2030

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$350,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Signature

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of September, 2026.

Notary Signature
My commission expires: 11.26.2028

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

Tennessee Certification of Electronic Document

I, Regina Sills, 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 09/15/2026 (date of document).

Affiant Signature

09/17/2026
Date

State of Tennessee
County of Davidson

Sworn and subscribed before me this 17th day of September, 2026.

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature

My commission expires: 5.12.2030