Karen Johnson Davidson County
Batch# 1475617 DEEDWARRSP
09/21/2026 04:07:30 PM 7 pgs
Fees: $38.00 Taxes: $6,290.00
20260921-0087694

This instrument was prepared by and after recording return to:

Phelps Dunbar LLP
827 19th Ave S., Suite 925
Nashville, Tennessee 37203
Attn: Alex J. Porter

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
1313 16th Ave LLC 2713 Wortham Ave., Nashville, Tennessee 37215	1313 16th Ave LLC 2713 Wortham Ave., Nashville, Tennessee 37215	104-08-0-334.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of this 18th day of September 2026, by and between **BIG YELLOW DOGHOUSE, LLC**, a Tennessee limited liability company, whose mailing address is 3310 West End Ave., Nashville, Tennessee 37203 (hereinafter "Grantor") and **1313 16TH AVE LLC**, a Tennessee limited liability company, whose mailing address is 2713 Wortham Ave, Nashville, Tennessee 37215 (hereinafter "Grantee").

WITNESSETH:

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Grantee, the receipt of which is hereby acknowledged, Grantor has bargained, sold, and conveyed, and does by these presents bargain, sell, and convey unto Grantee, the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

All that certain real property and improvements as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference: being the same property conveyed to Grantor by Special Warranty Deed of record at Instrument No. 20030320-0037150, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, hereby releasing all claims therein, together with all of the rights and interest thereunto belonging, in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized in fee simple of the aforedescribed real estate; that Grantor has a good and lawful right to sell and convey the same; and that said real estate is free and clear and unencumbered, subject to those items set forth on **Exhibit "B"** attached hereto.

The Grantor further covenants that it will warrant and defend the title to said premises unto the Grantee, its successors and assigns, against the lawful claims of all parties claiming by, through, or under the Grantor, but no further or otherwise.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, or the masculine, feminine, or neuter gender, as the case may demand.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed as of the day and year first above written.

BIG YELLOW DOGHOUSE, LLC,
a Tennessee limited liability company

By: _____
Kerry O'Neil, its Chief Manager

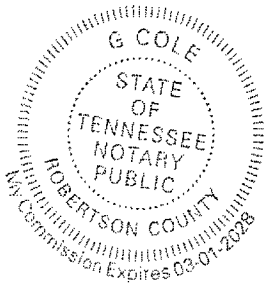
STATE OF Tennessee }
COUNTY OF Davidson }

Before me, Gayell Cole, a Notary Public in and for the State and County aforesaid, personally appeared Kerry O'Neil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the Chief Manager of BIG YELLOW DOGHOUSE, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as such Chief Manager.

WITNESS my hand and Notarial Seal, at office, this 16th day of September 2026.

_____
Notary Public

My Commission Expires: 3/1/2028



PD.63019236.3

STATE OF Tennessee }
COUNTY OF Davidson }

The actual consideration or value, whichever is greater, for this transfer is $1,700,000.00.

Affiant

Subscribed and sworn to before me this 18th day of September 2026.

Notary Public
My Commission Expires: 9/5/28



PD.63019236.2

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being part of Lot No. 42 on the Plan of O.B. Hayes Large Lots, called "Rokeby", as of record in Book 21, page 87, Register's Office for said County and described as follows:

BEGINNING on the westerly margin of 16th Avenue, South, formerly Belmont Avenue, at a point 100 feet 9 inches North of the southerly line of said Lot No.42 thence with said Avenue, northwardly 50 feet, thence westwardly 157 feet 3 inches, more or less, to the easterly margin of an alley; thence with said alley, southwardly 50 feet; thence eastwardly 157 feet 3 inches, more or less to the beginning.

Being the same property conveyed to BIG YELLOW DOGHOUSE, LLC by Special Warranty Deed dated March 13, 2003, from L&R Investments, LLC, by deed of record in Instrument No. #20030320-0037150, Register's Office for Davidson County, Tennessee.

This is improved property located at 1313 16th Avenue South, Nashville, TN 37212.

Parcel ID: 10408033400

EXHIBIT "B"

Permitted Exceptions

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

2. Subject to all matters shown on the Plan of record in Plat Book 21, page 87, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 September 18, 2026 (date of document).

Affiant Signature

09/21/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of September, 2026.

Brandy Catalanotto
Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON