Karen Johnson Davidson County
Batch# 1476367 DEEDWARRSP
09/22/2026 11:31:30 AM 6 pgs
Fees: $33.00 Taxes: $8,195.50
20260922-0087891

This instrument prepared by and after recording return to:

Legacy Commercial Real Estate Law, PLLC (JWL)
2129 Belcourt Ave., 2nd Floor
Nashville, Tennessee 37212

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
QuaverEd, Inc. 65 Music Square West Nashville, TN 37212	Same as New Owner	104-04-0-087.00

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, **1000 18TH AVENUE SOUTH, LLC**, a Tennessee limited liability company ("Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **QUAVERED, INC.**, a Tennessee corporation ("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:

See **Exhibit "A"** attached hereto and incorporated herein by reference (the "Property").

This being improved property commonly known as 1000 18th Avenue South, Nashville, Tennessee 37212.

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 22nd day of September 2026.

GRANTOR:

1000 18th AVENUE SOUTH, LLC,
a Tennessee limited liability company

By: Constance Woolsey
Name: Constance Woolsey
Title: Member

By: C S U
Name: Clinton Woolsey
Title: Member

By: Constance Woolsey
Name: Constance Woolsey, Executrix of the Estate of Erv Woolsey, Deceased
Title: Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Constance Woolsey, Clinton Woolsey and Constance Woolsey, Executrix of the Estate of Erv Woolsey, Deceased, being the Members of 1000 18th Avenue South, LLC, a Tennessee limited liability company, the within named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they as the Members of Grantor executed the foregoing instrument for the purposes therein expressed and contained, by signing their names, as such Members of Grantor.

Witness my hand and official seal this 22nd day of September, 2026.

Notary Public

My Commission Expires:
11/5/29

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

4936-2335-4577, v. 3

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 $2,215,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Alana Putnam
Affiant

Sworn to and subscribed before me,
this 22nd day of September, 2026.

NOTARY PUBLIC

My Commission Expires: 11/5/29

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

4936-2335-4577, v. 3

Exhibit A to Deed

Legal Description of Property

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of M.R. Shields Subdivision of Lot No. 4 on the O.B. Hayes Tract of record in Book 57, Page 60, Register's Office for Davidson County, Tennessee.

Said No. 1 of record in Book 57, Page 60, said Register's Office, fronts 48 feet on the easterly margin of 18th Avenue South, and runs back between parallel lines with the southerly margin of Grand Avenue, 150 feet to an alley.

Being the same property conveyed to 1000 18th Avenue South, LLC, by Quitclaim Deed, of record in Instrument No. 20200331-0034694 and Quitclaim Deed of record in Instrument No. 20200401-0035179, Register's Office for Davidson County, Tennessee.

Exhibit B to Deed

Permitted Exceptions

1. Taxes and assessments for the Year 2026 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Plat Book 57, Page 60, in the Register's Office of Davidson County, Tennessee.

3. Rights of parties in possession not shown by the public records.

4. Any facts, rights, interest or claims that may exist or may be disclosed by a current survey.

Tennessee Certification of Electronic Document

I, Deananne 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 9/22/26 (date of document).

Affiant Signature

9/22/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/5/29

NOTARY'S SEAL

