Karen Johnson Davidson County
Batch# 1477482 DEEDWARR
09/25/2026 12:13:30 PM 4 pgs
Fees: $23.00 Taxes: $7,770.00
20260925-0089093

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|---|---|
| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>First Title & Escrow Co., Inc.<br>File No. 39452-08-2026 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is: $2,100,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, 25th day of September, 2026.<br><br>Notary Public<br><br>My Commission Expires: |

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

## LIMITED WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| SRE Hagan, LLC<br>4322 Harding Pike, Suite 429<br>Nashville, TN 37205 | SRE Hagan, LLC<br>4322 Harding Pike, Suite 429<br>Nashville, TN 37205 | Map and Parcel Nos.:<br>10507008200<br>10507008100 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Hagan Gray Owner, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SRE Hagan, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 509 Hagan Street and 511 Hagan Street in Nashville, Davidson County, Tennessee, 37203

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

And Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer(s) on the 16 day of September, 2026.

GRANTOR:

Hagan Gray Owner, LLC
a Tennessee limited liability company

BY: _____
Nathan Hysmith, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Nathan Hysmith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager (or other officer authorized to execute the instrument) of Hagan Gray Owner, LLC the within named bargainor, a corporation, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Manager.

Witness my hand, in Nashville, State of TN, this 16 day of September, 2026.

_____
Notary Public

My Commission Expires:

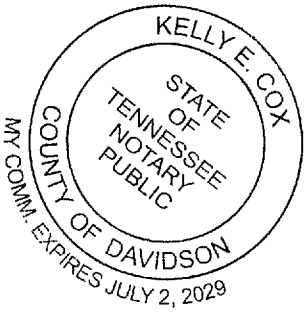


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 48 on the map of the resubdivision and change of Hagan and Merritt's Subdivision of the Merritt Lands, of record in Plat Book 57, Page 76, Register's Office for Davidson County, Tennessee, which Re-subdivision and change is of record in Plat Book 161, Page 49, said Register's Office, and being more particularly described according to a survey prepared by Michael H. Charette, TN RLS # 2048, Cherry Land Surveying Inc., dated September 2, 2026 and last revised September 21, 2026, as follows:

Beginning at an iron rod set at the intersection of the easterly right-of-way line of Hagan Street and the southerly right-of-way line of Gray Street;
Thence with the southerly right-of-way line of Gray Street South 83 deg 12 min 18 sec East, 164.00 feet to an iron rod set at the intersection of the southerly right-of-way line of Gray Street and the westerly right-of-way line of Alley #185;
Thence leaving the southerly right-of-way line of Gray Street with the westerly right-of-way line of Alley #185, South 07 deg 08 min 07 sec West, 60.00 feet to an existing iron rod at a corner common with Carter Group/Hagan Properties, as of record in Deed Instrument No. 20170802-0078705, at said Register's Office;
Thence leaving the westerly right-of-way line of Alley #185 with the northerly property line of Carter Group/Hagan Properties, North 83 deg 12 min 18 sec West, 164.00 feet to an existing iron rod on the easterly right-of-way line of Hagan Street;
Thence with the easterly right-of-way line of Hagan Street, North 07 deg 08 min 07 sec East, 60.00 feet to the point of beginning, containing 9,840 square feet (0.23 acres more or less).

Being the same property conveyed to Hagan Gray Owner, LLC, a Tennessee limited liability company by Warranty Deed dated March 11, 2021 from Taghi Mohammadkhah of record in Instrument No. 20210317-0035230, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Plat Book 57, Page 76 and Plat Book 161, Page 49, Register's Office for Davidson County, Tennessee.
3. Right of Way of Hagan Street, Gray Street a/k/a Rose Avenue, and Alley # 185.
4. All matters shown on the survey of the subject tract prepared by Michael H. Charette, TN RLS # 2048, Cherry Land Surveying Inc., dated September 2, 2026 and last revised September 21, 2026.

Tennessee Certification of Electronic Document

I, George E. Mudter, Jr., 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 9/16/2026 (date of document).

Affiant Signature

Date: 9/25/2026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn and subscribed before me this 25 day of September, 20 26.

Notary Public

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

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