Karen Johnson
Batch # 1480730
10/05/2026 02:37:21 PM
Fees: $23.00 Taxes: $9,897.50
Davidson County
DEEDWARRSP
4 pgs
20261005-0091606

Prepared by and after recordation, return to:
Rudy Title and Escrow, LLC
608 Shelby Ave.
Nashville, TN 37206

New Property Owner Address:	Send Tax Notices to:	Tax/Map Parcel No.
FYS Holdings LLC 2021 Rocky Springs Ln Nolensville, TN 37135	New Owners	083-09-0-087.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **SOUTHERN EXCHANGE AND ACQUISITIONS, INC. TRUSTEE OF THE SHINY OBJECTS LL&C TRUST** ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey to **FYS HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("**Grantee**"), and Grantee's successors and assigns, certain land in **DAVIDSON** County, State of Tennessee, fully described in Exhibit A hereto, together with all and singular rights, titles, tenements, hereditaments, appurtenances, easements, and interests belonging or in any way appurtenant thereto (collectively, the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B hereto, to the extent the same are validly existing and applicable to the Property (collectively, the "**Permitted Encumbrances**").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,675,000.00.

Affiant

Subscribed and sworn to before me this 1 of October 2026.

Notary Public
My Commission Expires: 1-22-29

This is improved property located at **203 N 11th St, Nashville, TN 37206.**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee and Grantee's successors and assigns forever.

Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, and its successors and assigns to warrant and forever defend the title and quiet possession to the Property to Grantee and Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 1st day of October, 2026.

Shiny Objects LL&C Trust
BY: Southern Exchange and Acquisitions, Inc.

By: Robert J. Notestine, III
Its: President

ITS: Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT J. NOTESTINE, III, the PRESIDENT of SOUTHERN EXCHANGE AND ACQUISITIONS, INC., the TRUSTEE of the THE SHINY OBJECTS LL&C TRUST, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PRESIDENT of SOUTHERN EXCHANGE AND ACQUISITIONS, INC., the TRUSTEE of the THE SHINY OBJECTS LL&C TRUST, the within named bargainor, a trust, and that he/she as such PRESIDENT of SOUTHERN EXCHANGE AND ACQUISITIONS, INC., the TRUSTEE of the THE SHINY OBJECTS LL&C TRUST, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of October, 2026.

Notary Public
My Commission Expires: 3/5/30
(SEAL)

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

Exhibit A

("Legal Description")

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Bellevue, Judge B. D. Bell's addition to Eastland of record in Plat Book 332, Page 109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 8 fronts 50-3/4 feet on the easterly side of 11th Street and runs back 182 feet on the southerly line and 190 feet on the northerly line to an alley, and shows 50 feet on said alley.

Being a portion of the same property conveyed to Southern Exchange and Acquisitions, Inc., Trustee of the Shiny Objects LL&C Trust by Quitclaim deed from Southern Exchange and Acquisitions, Inc., Trustee of the Main Street Trust of record in Instrument No. 20250516-0038714 Register's Office for Davidson County, Tennessee, dated May 16, 2025 and recorded on May 16, 2025.

Exhibit B

("Permitted Encumbrances")

- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 109, Register's Office for Davidson County, Tennessee.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.