Karen Johnson Davidson County
Batch# 1482296 DEEDWARR
10/07/2026 03:41:30 PM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20261007-0092289

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TN 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of October, 2026.

Notary Public

My Commission Expires: 3/5/2030

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner As Follows:
M and S Holdings LLC
1511 Sunset Road
Brentwood, TN 37027

Send Tax Bills To:
SAME

Map-Parcel Number:
105-01-0-567.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PASS BROTHERS RE, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **M AND S HOLDINGS LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10, as shown on the map entitled Plan of Edgehill Estates, Section Ninety-Seven, of record in Book 4675, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Pass Brothers RE, LLC, a Tennessee limited liability company, by deed from Michael Baker Pass and David Benjamin Pass, Co-Trustees of The Survivor's Trust created under The Pass Tennessee Community Property Trust dated August 8, 2017, by quitclaim deed of record as Instrument No. 20260123-0005959, dated January 22, 2026, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 4675, page 148, Register's Office for Davidson County, Tennessee.

This is improved property known as 1009 14th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

{Signature page to follow}

WITNESS my hand effective as of the 5th day of October, 2026.

PASS BROTHERS RE, LLC,
a Tennessee limited liability company

By: _____
Michael B. Pass, Manager

STATE OF NEW YORK)
COUNTY OF New York)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL B. PASS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **MANAGER**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 2 day of October, 2026.

_____
Notary Public

My Commission Expires: May 31, 2027

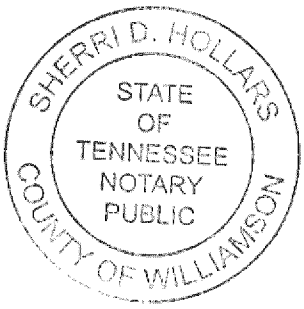
LISA HARRIOTT
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01HA0008878
Qualified in Queens County
Commission Expires May 31, 20 27

I, Christy Tesch, 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 5th day of October, 2026.

Date: 5th day of October, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th day of October, 2026.



Notary Public
My commission expires: 7/17/2027