Karen Johnson Davidson County
Batch# 1482735 DEEDWARR
10/09/2026 10:24:30 AM 5 pgs
Fees: $28.00 Taxes: $8,695.00
20261009-0092919

This instrument prepared by:
Todd A. Bricker, Esq.
Butler Snow LLP
1320 Adams Street, Suite 1400
Nashville, TN 37208

Address New Owner(s):	**Send Tax Bills to**	**Tax Information:**
Marvel Nashville REC, LLC c/o Allison N. Laffoon 329 18th Avenue North Nashville, TN 37203	Marvel Nashville REC, LLC c/o Allison N. Laffoon 329 18th Avenue North Nashville, TN 37203	Map and Parcel: 092 12 0 529.00

GENERAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that THE MARVEL FAMILY PARTNERSHIP, a Tennessee general partnership, ("Grantor"), for and in consideration of the sum of TWO MILLION THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($2,350,000.00), consisting of (a) the sum of $1,880,000.00 cash in hand paid, and (b) purchase-money financing in the principal amount of $470,000.00 extended by The Marvel Family Partnership, a Tennessee general partnership, to Grantee and secured by a deed of trust of even date herewith, the receipt and sufficiency of all of which is hereby acknowledged, has bargained and sold, and by these presents does hereby transfer and convey, unto MARVEL NASHVILLE REC, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, real property located in Davidson County, Tennessee described on Exhibit A attached hereto. (the "Property").

This is improved property located at 329 18th Avenue North, Nashville, Tennessee 37203.

This conveyance is made subject to: (a) real property taxes for the current year and subsequent years, not yet due and payable; (b) all applicable zoning ordinances and governmental regulations; (c) the Tennessee Deed of Trust, Security Agreement, and Assignment of Rents of even date herewith, executed by Grantee in favor of a trustee for the benefit of Grantor, securing financing in the original principal amount of $470,000.00; and (d) such other matters constituting Permitted Exceptions under that certain Purchase and Sale Agreement between Grantor, as seller, and Grantee, as buyer (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all rights, members, and appurtenances thereunto belonging or in any way appertaining, to Grantee, its successors and assigns, in fee simple, forever.

Grantor covenants with Grantee that Grantor is lawfully seized in fee simple of the Property; that Grantor has good right to convey the same; that the Property is unencumbered except for the Permitted Exceptions; and that Grantor will warrant and forever defend the title to

the Property against the lawful claims of all persons, except those claiming by, through, or under the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has executed this deed as of September 30, 2026.

GRANTOR:

THE MARVEL FAMILY PARTNERSHIP,
a Tennessee general partnership

By: Jeffrey B. Marvel
Name: Jeffrey B. Marvel
Title: Authorized Agent

ACKNOWLEDGMENT

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Jackson)

Personally appeared before me, Saycha J. Negron, a Notary Public in and for said County and State, the within named JEFFREY B. MARVEL, 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 authorized agent for The Marvel Family Partnership, the within named bargainor, a Tennessee general partnership, and that he as such authorized agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as authorized agent.

WITNESS my hand and official seal at office, this 30 day of September, 2026.

SAYCHA J NEGRON NOTARY My Comm. Exp. Dec. 11, 2028 PUBLIC JACKSON COUNTY, NC

Saycha J. Negron
Notary Public
My commission expires: 12-11-2028

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $2,350,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of Oct, 2026.

Notary Public
My Commission Expires: 5/8/29

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. MAY 8, 2029
COUNTY OF DAVIDSON

EXHIBIT A

Legal Description

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled the FINAL PLAT OF BOYD HOME PLACE RESUBDIVISION OF LOTS 272-280, of record in Instrument No. 20091110-0103888, Register's Office for Davison County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to The Marvel Family Partnership, a Tennessee general partnership, by deed from Jeffrey B. Marvel of record in Instrument No. _202610090092918____, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Jeananne 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 10/2/2026.

Date

Affiant Signature

10/2/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of October, 2026.

Notary's Signature

My Commission Expires: 1/22/2029
Date

Notary's Seal (if on paper)

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON