Karen Johnson Davidson County
Batch# 1483007 DEEDWARR
10/09/2026 04:08:30 PM 4 pgs
Fees: $23.00 Taxes: $962.00
20261009-0093307

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39479	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me this 8th day of October, 2026. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Club Suite View 508, Inc. PO Box 27142 Knoxville, TN 37927	New Owner	Map and Parcel No.: 093 13 0A 508.00

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, Raymond Chance Mayfield, as Devisee and Executor of the Estate of Howard Mayfield AKA Chance Mayfield, as of record in Docket No. 22353 in the Probate Court for Putnam County, Tennessee ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Club Suite View 508, Inc., a Tennessee corporation ("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 improved property located at 11 Music Square East, Unit 508, Nashville, TN 37203.

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

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 on the 7th day of October, 2026.

GRANTOR:

Raymond Chance Mayfield
as Devisee and Executor of the
Estate of Howard Mayfield AKA Chance Mayfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Raymond Chance Mayfield, as Devisee and Executor of the Estate of Howard Mayfield AKA Chance Mayfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2026.

Notary Public
My Commission Expires:

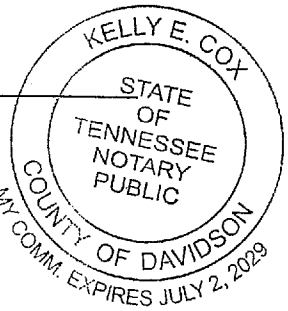


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 508 of SPENCE MANOR CONDOMINIUMS created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6794, Page 219; Appointment of Successor Trustee in Instrument No. 20040325-0033922 and Instrument No. 20190724-0072595 and as amended in Instrument No. 20200117-0006150, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made for the Plat of Spence Manor Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Chance Mayfield, by Special Warranty Deed from Spence Manor Joint Venture, a Tennessee partnership, of record in Book 7876, Page 581, in the Register's Office of Davidson County, Tennessee, dated May 23, 1989 and recorded on June 29, 1989.

The said Chance Mayfield, being also known as, and one and the same person as, Howard Mayfield and Howard Chance Mayfield.

Howard Chance Mayfield having since died on February 27, 2026. By Last Will and Testament of Howard Mayfield of record under Docket No. 22353 in the Probate Court for Putnam County, Tennessee, the subject property was devised to Raymond Chance Mayfield as party of the residuary estate. Letters testamentary were issued to Raymond Chance Mayfield.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2027 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing SPENCE MANOR CONDOMINIUM of record in Book 6794, Page 219; Appointment of Successor Trustee in Instrument No. 20040325-0033922 and Instrument No. 20190724-0072595 and as amended in Instrument No. 20200117-0006150; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
5. Charter for Spence Manor Condominium Association, Inc. recorded as Book 6790, Page 237 as amended in Instrument No. 20011106-0121962 and Instrument No. 20020710-0083218.
6. Matters shown on a survey dated September 24, 1982 by Turner Engineering Co., Inc., including an encroachment of the back sidewalk on the northeast corner of the property and four water mains and water valves along the eastern property line (Music Square East), together with an encroachment of the block and concrete wall located on the subject property on the south side, and such other matters as an accurate survey of the premises would show.
7. Rules Regarding Modification of Units as recorded in Instrument No. 20181226-0125273.
8. Rule Prohibiting Smoking as recorded in Instrument No. 20190812-0080403.
9. Rules Regarding Short-Term Rentals as recorded in Instrument No. 20190812-0080404.

Tennessee Certification of Electronic Document

I, George Mudter, 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 10/7/26 (date of document).

Affiant Signature

10/9/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of October, 2026.

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

