BOX 10-A RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260855347

Karen Johnson Davidson County
Batch # 1484117 DEEDWARR
10/15/2026 11:33:00 AM 2 pgs
Fees: $13.00 Taxes: $2,921.15
20261015-0094718

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $789,500.00

Affiant

Subscribed and sworn to before me, this 9th day of October, 2026.

Notary Public
My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
CTZ RE Holdings, LLC 1250 Martin Street Nashville TN 37203	New Owner	Tax Parcel ID No. 105 07 1A 106.00

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, **Investor Nation, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CTZ RE Holdings, LLC, a Tennessee limited liability company**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1250 of The 1260 Martin Condominium, described in the Declaration for The 1260 Martin Condominium, of record in Instrument No. 20160115- 0004408, as being amended in Instrument No. 20160211-0013466, Instrument No. 20170724- 0074509, Instrument No. 20170918-0095139, Instrument No. 20170919-0095966; Instrument No. 20180227-0018384 and Assignment of Rights in Instrument No. 20180228-0018775, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration, in said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Investor Nation, LLC, a Tennessee limited liability company, by Quitclaim Deed from Green Financial, LLC and Cotton Row Partners, LLC, of record in Instrument No. 20260820-0077669, in the Register's Office of Davidson County, Tennessee, dated August 18, 2026 and recorded on August 20, 2026.

This Conveyance is subject to the matters set forth below, if any, as well as 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.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150807-0079087, as corrected in Instrument No. 20151005-0101050 and being amended in Instrument No. 20160601-0054729 and Instrument No. 20161118-0121688 and 20201029-0126130.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160115-0004408, as being amended in Instrument No. 20160211-0013466, Instrument No. 20170724-0074509, Instrument No. 20170918-0095139, Instrument No. 20170919-0095966; Instrument No. 20180227-0018384 and Assignment of Rights in Instrument No. 20180228-0018775.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20151005-0101365.

Easement for Right of Way, recorded in Instrument No. 20151109-0113800.

Easement for Temporary Parking, recorded in Instrument No. 20151118-0117171.

All matters set out in Metro Ordinance No. BL2013-408 recorded at Instrument No. 20130917-0097688.

This is improved property located at 1250 Martin Street Nashville TN 37203

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 9th day of October, 2026.

Investor Nation, LLC

BY: Jon Harris, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Jon Harris, 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 of Investor Nation, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 9th day of October, 2026.

Notary Public
My Commission Expires: _____

