This instrument prepared by:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 925333 DEEDWARRSP
10/05/2022 10:24:53 AM 3 pgs
Fees: $18.00 Taxes: $6,475.00
20221005-0109813

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:
Trinity Summit Opportunity Fund LLC
P.O. Box 3692
Brentwood, TN 37024

SEND TAX BILLS TO:
New Owner

MAP/PARCEL NO.:
071020B00100CO
071020B00200CO
071020B00300CO
071020B00400CO
071020B00500CO
071020B00600CO
071020B00700CO
071020B00800CO
071020B00900CO
071020B01000CO
071020B01100CO
071020B01200CO
071020B01300CO
071020B01400CO
071020B01500CO
071020B01600CO
071020B01700CO
071020B01800CO
071020B01900CO
071020B02000CO
071020B02100CO
071020B02200CO
071020B02300CO
071020B02400CO
071020B02500CO

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Brick Church Realty, LLC, a Tennessee limited liability company** have this day bargained and sold, and do hereby transfer and convey unto the said **Trinity Summit Opportunity Fund LLC, a Tennessee limited liability company**, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Unit Nos. 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24 & 25 , Trinity Summit, as shown on plat of record in Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20220708-0078783, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Dharmesh Patel and wife, Sunita Patel by Warranty Deed from Anthony R. Burls and Lindsay M. Burls, husband

and wife of record in Instrument No. 20081001-0099592, Register's Office for Davidson County, Tennessee, dated September 19, 2008 and recorded on October 01, 2008.
Being a portion of the same property conveyed to Brick Church Realty, LLC, a Tennessee Limited Liability Company by deed from Dharmesh Patel and wife, Sunita Patel, of record in Instrument No. 20210325-0039184, Register's Office for Davidson County, Tennessee, dated March 24, 2021 and recorded on March 25, 2021.

Being the same property conveyed to Brick Church Realty, LLC, a Tennessee limited liability company by Quitclaim Deed from Dharmesh Patel and wife, Sunita Patel and Brick Church Realty, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210325-0039185, Register's Office for Davidson County, Tennessee, dated March 24, 2021 and recorded on March 25, 2021.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20210203-0015659, Register's Office of Davidson County, Tennessee.
- Subject to Easement for Water Meters, Lines, and Appurtenances in Instrument Number 20210903-0119030, Register's Office of Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded Instrument No. 20220708-0078783, Register's Office for Davidson County, Tennessee.
-Taxes for the year 2022, a lien not yet due and payable.

This is unimproved property, known as: **1241 N Avondale Cir., Nashville, TN 37207**

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 30th day of September, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Brick Church Realty, LLC, a Tennessee limited liability company

BY: _____
Dharmesh S. Patel
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DHARMESH S. PATEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of BRICK CHURCH REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of September, 2022.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration ~~or value whichever is greater~~, for this transfer is $1,750,000.00.

_____
Affiant

Subscribed and sworn to before me this the 30th day of September 2022.

_____
Notary Public

My commission expires: 11-3-25

