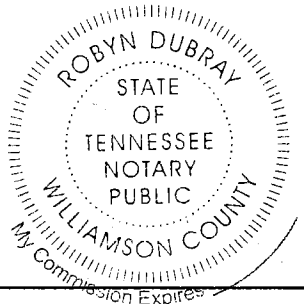
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $745,000.00

Nguyet Robledo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2023.

Robyn Dubray
Notary Public

MY COMMISSION EXPIRES: 1-19-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin Biddy	Nexera Holding, LLC dba Newfi Lending	092040M00300CO
(NAME)	(NAME)	
1206 Ireland Street, Unit C	2100 Powell St, Ste 730	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Emeryville, CA 94608	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SKI Holdings, LLC, an Arizona Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Benjamin Biddy, a married man**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit C, 1206 Ireland Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1206 Ireland Street Townhomes, a Horizontal Property Regime with private elements of record in Instrument No. 20190708-0066350, First Amendment to Declaration of Covenants, Conditions and Restrictions for 1206 Ireland Street Townhomes in Instrument No. 20200116-0005907, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to SKI Enterprises, LLC, a Tennessee limited liability company by Warranty Deed from Anthony Smith and Tana Dunlap-Smith A/K/A Tana Dunlap, husband and wife, dated 05/20/2019, of record in Instrument 20190522-0048245, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1206 Ireland St C LLC by Quit Claim Deed from SKI Enterprises, LLC, dated 12/15/2021, of record in Instrument 20211216-0166650, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to SKI Holdings LLC by Quit Claim Deed from 1206 Ireland St C LLC, dated 09/13/2022, of record in Instrument 20220930-0108047, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

Karen Johnson Davidson County
Batch# 981827 DEEDWARR
03/17/2023 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,756.50
20230317-0019412

NotaryCam Doc ID: 0341f000-5c84-45cc-8606-1f959cbc304a

unimproved ☐

This is improved ☒ 1206 Ireland Street, Unit C, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 13th day of March, 2023.

SKI Holdings, LLC

By: Ricki Wells, Member

Rick Wells, Member

State of Florida
County of St. Lucie

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rick Wells with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Member of SKI Holdings, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Rick Wells, as such Member.

Witness my hand and Official seal this 13th day of March, 2023.

Geraldine Pierre-Fleurimond

Notary Public:
My Commission Expires: 7/28/2024

GERALDINE PIERRE-FLEURIMOND
Notary Public - State of Florida
Commission # HH 24703
My Comm. Expires Jul 28, 2024

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 0341f000-5c84-45cc-8606-1f959cbc304a

202303170019412

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 March 13, 2023

Affiant Signature

March 17, 2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 17th day of March, 2023.

Notary Public

(SEAL)

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: FEBRUARY 24, 2026

900