THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 23034391d**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $425,000 00 Affiant Subscribed and sworn to before me, this 21st day of April, 2023 Notary Public My Commission Expire

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

Karen Johnson Davidson County
Batch# 995861 DEEDWARR
04/25/2023 10 42 26 AM 2 pgs
Fees $13.00 Taxes $1,572.50

20230425-0030304

WARRANTY DEED

Address New Owner. Libra Holdings, LLC 125 Belle Forest Circle Ste 104 Nashville TN 37221	Send Tax Bills To. New Owner	Tax Information. Tax Parcel ID No 143-03-0E-051.00 CO

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, **Boost Commons Development, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Libra Holdings, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, 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 51 on the plan of 1101 Boost Commons, a Townhouse Planned Unit Development, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1101 Boost Commons, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record in Instrument No 20180921-0093677, amended in Instrument No. 20181105-0109337, Instrument No. 20190930-0099544, Instrument No. 20201221-0150988, and in Instrument No 20210525-0070666, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof

Being a portion of the same property conveyed to BOOST COMMONS DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from 11 VAUGHNS GAP RE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No 20181015-0101815, dated October 10, 2018, said Register's Office

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

General or special taxes and assessments required to be paid in the year 2023 and subsequent years

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No 20180921-0093677, amended in Instrument No 20181105-0109337, Instrument No. 20190930-0099544, Instrument No. 20201221-0150988, and Instrument No 20210525-0070666, said Register's Office

Shared Driveway Use and Maintenance Easement Agreement of record in Instrument No 20210525-0070665, amended and restated in Instrument No 20210729-0102109 and amended in Instrument No. 20230119-0004415, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4889, page 188, said Register's Office

Terms, provisions, agreements, covenants, conditions, restrictions and easements as provided in deed of record in Book 3898, page 425, said Register's Office.

Title to that portion of the premises, if any, embraced within the right-of-way of CSX Railroad Grant of Overhead Line Easement of record in Instrument No. 20190828-0086735, said Register's Office

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181212-0121003, said Register's Office

This is improved property located at 7102 Westside Circle Nashville TN 37205

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 21st day of April, 2023

Boost Commons Development, LLC

By. Victor Bishara, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Victor Bishara, 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 Member of Boost Commons Development, 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 21st day of April, 2023

Notary Public
My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024