Karen Johnson Davidson County
Batch# 1018129 DEEDWARR
06/22/2023 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $693.75
20230622-0047623

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Ste. 801
Memphis, TN 38119
Phone: 901-881-8800
File No: TN-23-1727

State of South Carolina
County Charleston

The actual consideration or value, whichever is greater, for this transfer is $187,500.00

Affiant

Subscribed & sworn to before me, this 21 day of June, 2023

Notary Public
March 23 2032

BRIANNA MOUNT NOTARY PUBLIC SOUTH CAROLINA

Property Address: 2609 Jenkins Street, Nashville, TN 37208 **Map/Parcel Number:** 081 06 0 153.00	**Name & Address of New Owner** Music City Financial, LLC 7703 N. Lamar Blvd #205, Austin, TX 78752	**Send Tax Bills To:** Music City Financial, LLC 828 Royal Parkway, Suite 204, Nashville, TN 37214

Effective as of **22nd day of June, 2023**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **CONREX ML PORTFOLIO 2019-01 OPERATING COMPANY, LLC, a Delaware Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Music City Financial, LLC, a Texas Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Cumberland Gardens Sections 7, as of record in Book 3106, Page 101, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Conrex ML Portfolio 2019-01 Operating Company, LLC, a Delaware limited liability company, by Special Warranty Deed from SFR MT LLC, a Delaware limited liability company, of record in Instrument No. 20191126-0122490, in the Register's Office for Davidson County, Tennessee, dated November 12, 2019 and recorded on November 26, 2019.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2023 Davidson County**, and **2023 City of Nashville**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, heirs and 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.

WITNESS the Grantor's hand on this 21st day of June 2023

GRANTOR:

CONREX ML PORTFOLIO 2019-01 OPERATING COMPANY, LLC, a Delaware Limited Liability Company

By: Carter Vincent

Carter Vincent, Authorized Signatory

STATE OF South Carolina
COUNTY OF Charleston

Before me, personally appeared Carter Vincent, Authorized Signatory of CONREX ML PORTFOLIO 2019-01 OPERATING COMPANY, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatory of CONREX ML PORTFOLIO 2019-01 OPERATING COMPANY, LLC, the within named bargainor, a Limited Liability Company, and that such Carter Vincent, Authorized Signatory of CONREX ML PORTFOLIO 2019-01 OPERATING COMPANY, LLC as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal, this 21 **day of** June **, 2023.**

Notary Signature
(SEAL) March 23 2032

BRIANNA MOUNT
NOTARY PUBLIC
SOUTH CAROLINA

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 June 22nd, 2023 (date of document).

Affiant Signature

June 22nd, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 22nd day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025