Karen Johnson Davidson County
Batch# 1072722 DEEDWARR
11/16/2023 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20231116-0089473

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** ASHLEY RAE COURT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $480,000.00 Affiant Subscribed and sworn to before me, this 30th day of October 2023. Notary Public My Commission Expires: 11/2/26

WARRANTY DEED

Address New Owner: Performance Group LLC 1804 Hayden Drive Nashville, TN 37216	Send Tax Bills to: DHM HOLDINGS, LLC 611 Commerce Street, Suite 2611-B46 Nashville, TN. 37203	Tax Parcel ID No. 072-16-0-045.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE 615 GROUP LLC, A WYOMING LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **PERFORMANCE GROUP LLC, A WYOMING LIMITED LIABILITY COMPANY** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 42 on the Plan of Section Two, Burchwood Gardens, of record in Plat Book 2900, Page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 42 fronts 104 of the Westerly side of Hayden Drive and extends back 148.62 feet on the Southerly line and 179.50 feet on the Northerly line to a dead line measuring 76.16 feet thereon.

Being the same property conveyed to Eliyahu Eliran Ganon, unmarried man by Warranty deed from Jason Kenyon, unmarried of record in Instrument No. 20211104-0147669 Register's Office for Davidson County, Tennessee, dated November 03, 2021 and recorded on November 04, 2021.

Being the same property conveyed to The 615 Group, LLC, a limited liability Corp by Tennessee Quitclaim deed from Eliran E. Ganon of record in Instrument No. 20230901-0068703, Register's Office for Davidson County, Tennessee, dated August 31, 2023 and recorded on September 01, 2023.

Being the same property conveyed to The 615 Group, LLC, a limited liability Corp by Tennessee Corrective Quitclaim deed from Eliyahu Eliran Ganon of record in Instrument No. 20231023-0082977, Register's Office for Davidson County, Tennessee, dated October 23, 2023 and recorded on October 23, 2023.

This is improved property commonly known as: **1804 Hayden Drive Nashville, TN 37216**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's

successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30 day of October 2023.

The 615 Group LLC

By: Damien Hodges Sr., Sole Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **Damien Hodges Sr.** , 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 Sole Member of The 615 Group LLC, the within named bargainor, a Wyoming limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 30th day of October 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My commission expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 **10/30/2023** (date of document).

Affiant Signature

10/30/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30** day of **OCTOBER**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

