Karen Johnson Davidson County
Batch# 1072747 DEEDWARR
11/16/2023 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20231116-0089507

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** ASHLEY RAE FORT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $585,000.00 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 126 B Kingston Street Nashville, TN 37207	Send Tax Bills to: **DHM HOLDINGS, LLC** **611 Commerce Street, Suite 2611-B46** **Nashville, TN. 37203**	Tax Parcel ID No. 071-03-0D-002.00-CO

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 126 Kingston Street, a Townhouse planned unit development, a horizontal property regime with private elements, established pursuant to the declaration of covenants, conditions and restrictions establishing 126 Kingston Street, a townhouse planned unit development, a horizontal property regime, of record in instrument number 20171116-0117699, in the register's office for Davidson County, Tennessee, and with said unit being depicted on exhibit "B" to said declaration; together with a percentage interest in the common elements as set forth in said declaration.

Being a portion of the same property conveyed to Eliyahu Eliran Ganon and Talitha Ganon, husband and wife by Warranty deed from Kirtley Whittington and Calvit Ratcliffe, tenants in common of record in Instrument No. 201903040019632 Register's Office for Davidson County, Tennessee, dated February 28, 2019 and recorded on March 04, 2019.

Being the same property conveyed to Eliyahu Eliran Ganon, a married man by Quitclaim deed from Eliyahu Eliran Ganon and Talitha Ganon, husband and wife of record in Instrument No. 20200923-0109210 Register's Office for Davidson County, Tennessee, dated September 08, 2020 and recorded on September 23, 2020.

Being the same property conveyed to The 615 Group, LLC, a Limited Liability Corp by Quitclaim deed from Eliran E Ganon of record in Instrument No. 20230901-0068705 Register's Office for Davidson County, Tennessee, dated N/A 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. 20231024-0083139, Register's Office for Davidson County, Tennessee, dated October 23, 2023 and recorded on October 23, 2023.

This is improved property commonly known as: **126 B Kingston Street Nashville, TN 37207**

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 30th 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 11/9/2023 (date of document).

Affiant Signature

11/9/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of NOVEMBER, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

