Karen Johnson Davidson County
Batch# 1087760 DEEDWARR
01/03/2024 07:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,428.13
20240103-0000406

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $656,250.00.

Affiant

Subscribed and sworn to before me this 29th day of December, 2023.

Notary Public
My Commission Expires:

NATHAN SWANN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY
MY COMMISSION EXPIRES MARCH 15, 2026

File No.: 2023-777

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sky Realty LLC	New Owner	
2609 Gallatin Pike, Nashville, TN 37216		161-13-0C-002.00-CO, 161-13-0C-003.00-CO, 161-13-0C-004.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Real Change Properties, LLC, a Limited Liability Company

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Sky Realty LLC, a Tennessee Limited Liability Company

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit Nos. 1C, 2A & 1B, on the Horizontal Property Regime for Williams Place Business Condominiums (A Business Condominium Horizontal Property Regime), as recorded in the Declaration of record in Instrument No. 20101109-0090029, as amended in instrument Nos. 20140211-0012026, 20140917-0085213, 20140917-0085214, 20140915-0084318, 20150106-0001425, 20190307-0020859, 20191021-0107331, and 20200106-0001227 Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit(s) as set forth in said Declaration.

Being the same property conveyed to Real Change Properties, LLC, a Tennessee limited liability company by Quitclaim deed from JK Warrior Fitness, LLC, a Tennessee limited liability company of record in Instrument No. 20171002-0100594 Register's Office for Davidson County, Tennessee, dated September 28, 2017, and recorded on October 2, 2017.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property and the address of the herein described property is believed to be 5714 Edmondson Pike, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 my hands this 28 day of December, 2023.

Real Change Properties, LLC, a Limited Liability Company

By: _____
James Kitchen, Member

By: _____
Sophia Kitchen, Member

STATE OF TEXAS
COUNTY OF Montgomery

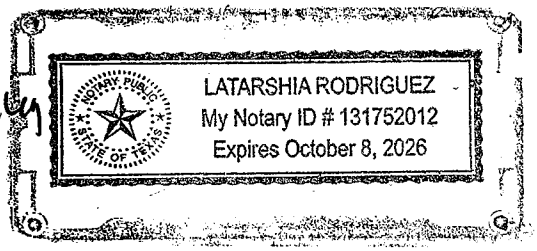
Personally appeared before me, the undersigned, a notary public, **James Kitchen and Sophia Kitchen**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged such person to be the Members of Real Change Properties, LLC, a Limited Liability Company, the within named bargainor, and that such person as such members, being authorized to do so, executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Montgomery, Texas, this 28th day of December, 2023.

_____
Notary Signature

Printed Name Latarsha Rodriguez

My commission expires 10/8/2026



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12-28-23.

Affiant Signature

1-2-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY