Name and Address of New Owner:
EKRE of TN, LLC
111 West 33rd Street
#1901
New York, NY 10001

Send Tax Bills To:
EKRE of TN, LLC
111 West 33rd Street
#1901
New York, NY 10001

This Instrument Prepared By:
Laura E. Dixon
Blueprint Title TN
401 Church Street
#1710
Nashville, TN 37219

Map & Parcel No: 059 10 0 071.00

Karen Johnson Davidson County
Batch# 1116612 DEEDWARR
04/01/2024 08:04:30 AM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20240401-0021897

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joshua L. Hayes, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **EKRE of TN, LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Said tract or parcel of land located in Nashville, Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 293 on the Plan of Haynes Manor, Section II, as of record in Book 3700, page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 293 fronts 64.00 feet on the southerly side of Rowan Drive and extends back 170.3 feet on the westerly line and 153.6 feet on the easterly line to a dead line in the rear, measuring 76.37 feet thereon.

Being the same property conveyed from April A. Hayes, Timothy R. Hayes, Christopher E. Hayes to Joshua L. Hayes by Quitclaim Deed dated November 03, 2020 and recorded

on November 16, 2021 as Instrument #20211116-0152427 of the Davidson County Register of Deeds.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Quit Claim Deed recorded ,under Instrument No. 20211116-0152427 in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of March, 2024.

Joshua L. Hayes (SEAL)
Joshua L. Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 2024, before me personally appeared Joshua L. Hayes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of March, 2024.

Notary Signature
My commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of March, 2024.

Notary Signature
My commission expires: March 9, 2027

EMILY SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Property Address: 731 Rowan Drive, Nashville, TN 37207

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am 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 March 28, 2024.

Steve Berneman

Date: 28th day of March, 2024

State of Tennessee
County of Davidson

Sworn and subscribed before me on 28th day of March, 2024 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-25-2025



File No.: 2024-3817-TN