BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1132861
05/09/2024 11:09:37 AM
Fees: $13.00 Taxes: $1,650.20

Davidson County
DEEDWARR
2 pgs

20240509-0034192

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $446,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Springdale Development, LLC, a Tennessee limited liability company	**NEW OWNER**	
(NAME)	(NAME)	072 16 0 045.00
P.O. Box 121986		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **PERFORMANCE GROUP, LLC, A WYOMING LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPRINGDALE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Units A & B of Homes at 1804 & 1802 Hayden Drive, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1804 & 1802 Hayden Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20240320-0019118, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1804 & 1802 Hayden Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20240320-0019118, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Performance Group LLC, a Wyoming Limited Liability Company, by Warranty Deed from The 615 Group LLC, a Wyoming Limited Liability Company, of record in Instrument No. 20231116-0089473, in the Register's Office of Davidson County, Tennessee, dated October 30, 2023 and recorded on November 16, 2023.

Being the same property conveyed to The 615 Group, LLC, a Wyoming Limited Liability Company, by Tennessee Quit Claim Deed from Eliyahu Eliran Ganon, an Unmarried Man of record in Instrument No. 20230901-0068703, in the Register's Office of Davidson County, Tennessee, dated August 31, 2023 and recorded on September 01, 2023. Also see Corrective Quitclaim Deed recorded in Instrument No. 20231023-0082977.

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, in the Register's Office of Davidson County, Tennessee, dated November 03, 2021 and recorded on November 04, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1804 Hayden Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 8th day of May, 2024

PERFORMANCE GROUP, LLC, A WYOMING LIMITED LIABILITY COMPANY

BY:

DAMIEN HODGE, SOLE MEMBER

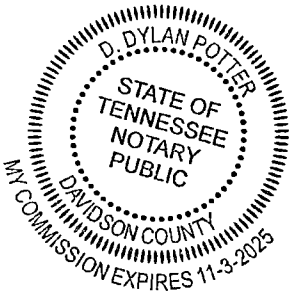
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Damien Hodge 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 Performance Group, LLC, a Wyoming Limited liability company the within named bargainor, a limited liability company and that he as such as Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 8th day of May, 2024.

Commission expires:



Notary Public

MO2024-433