Name and Address of New Owner:
EQUITY 305 LEASE, LLC
20200 West Dixie Highway
Ste 1009
Aventura, FL 33180

Karen Johnson Davidson County
Batch# 1134543 DEEDWARR
05/14/2024 11:01:30 AM 5 pgs
Fees: $28.00 Taxes: $1,739.00
20240514-0035504

Send Tax Bills To:
EQUITY 305 LEASE, LLC
20200 West Dixie Highway
Ste 1009
Aventura, FL 33180

This Instrument Prepared By:
Katie Freeland
Blueprint Title TN
401 Church Street
#1710
Nashville, TN 37219

Map & Parcel No: 147-08-0-087.00

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, **EQUITY 305 NAPLES, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **EQUITY 305 LEASE, LLC, a Florida Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The following described real property situated in Davidson County, Tennessee

Land in Davidson County, Tennessee, being Lot No. 23, Section Two, Cathey Heights, according to plat and survey of same appearing of record in Plat Book 2854, Page 126, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed from Music City Holdings, LLC, a Texas limited liability company to Equity 305 Naples LLC, a Tennessee Limited Liability Company by Warranty Deed dated May 12, 2022 and recorded on May 25, 2022 as Instrument No. 20220525-0060456 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.

Grantor(s) warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Tennessee, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 20200 West Dixie Highway, Ste 1009, Aventura, FL 33180.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of May, 2024.

EQUITY 305 NAPLES, LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Steve Berneman, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Emily Simpson, Notary of the state and county mentioned, personally appeared Steve Berneman, Authorized Signatory of EQUITY 305 NAPLES, LLC, 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 Authorized Signatory of EQUITY 305 NAPLES, LLC, the within named bargainor, a Limited Liability Company, and that such Steve Berneman, Authorized Signatory of EQUITY 305 NAPLES, LLC as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal, at office in Nashville this 14th day of May, 2024.

Notary Signature

Printed Name: Emily Simpson

My commission expires: 3/9/27

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

AFFIDAVIT OF VALUE

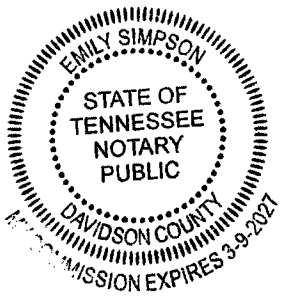
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $470,000.00, 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 14 day of May, 2024.

Notary Signature
My commission expires: March 9, 2027



Property Address: 4861 Torbay Drive, Nashville, TN 37211

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 May 14, 2024.

Steve Berneman

Date: 14th day of May, 2024

State of Tennessee
County of Davidson

Sworn and subscribed before me on 14th day of May, 2024 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-25-2025



File No.: 2024-4331-TN