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

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

This Instrument Prepared By:

Blueprint Title TN
401 Church Street
#1710
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 1141309 DEEDWARR
05/31/2024 02:47:30 PM 5 pgs
Fees: $28.00 Taxes: $1,831.50
20240531-0040650

Map & Parcel No: 133 07 0 187.00

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 LEASE 305 LLC, a Georgia Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Glencoe Acres Subdivision, Section 1, of record in Book 1835, pages 136, 137 and 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

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 June 08, 2022 and recorded on June 21 2022 as Instrument No. 20220621-0070519 of the Davidson County Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of May, 2024.

EQUITY 305 NAPLES LLC, a Tennessee Limited Liability Company

By: _____
Sebastian A. Gomez, Manager

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ( ) online notarization this 31st day of May, 2024 by Sebastian A. Gomez, Manager of EQUITY 305 NAPLES LLC, a TN Limited Liability Company, on behalf of the Limited Liability Company.

Signature of Notary Public Graig Raoul
Print, Type/Stamp Name of Notary

Personally known: ____
OR Produced Identification: ✓

Type of Identification Produced: D/L

Graig Raoul
Comm.#HH007668
Expires: June 8, 2024
Bonded Thru Aaron Notary

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 $495,000.00, 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 (or affirmed) and subscribed before me by means of ( ) physical presence or ( ) online notarization this 31st day of May, 2024, by _____.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: ✓ OR Produced Identification: _____
Type of Identification
Produced: _____

SARAH NORRIS CALHOUN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-6-2027

Property Address: 3337 Mimosa 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 31, 2024.

Steve Berneman

Date: 31st day of May, 2024

State of Tennessee
County of Davidson

Sworn and subscribed before me on 31st day of May, 2024 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025



File No.: 2024-4428-TN