Karen Johnson Davidson County
Batch# 1152838 DEEDWARR
07/01/2024 08:31:30 AM 4 pgs
Fees: $23.00 Taxes: $55,500.00
20240701-0049039

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $15,000,000.00. Affiant Subscribed and sworn to before me, this the 21st day of June, 2024. Carmen Coats Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
WQFS Holdings, LLC	New Owner(s)	093-06-4E-143.00-CO
910 South Acadian Thruway		
Baton Rouge, LA 70806		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SANDRA K. NEWMAN, TRUSTEE OF THE VINE HILL TRUST DATED APRIL 2, 2023**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WQFS HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit 4001 of the 160 Second Avenue Private Residences Condominium, in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing the 160 Second Avenue Private Residences Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171494, and Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047381, and First Amendment to Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060949, and in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing 151 First Avenue Master Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171493, and Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047380, and First Amendment to Amended and Restated Declaration establishing 151 First Avenue

Master Condominium, dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060948, each as same may now or hereafter be lawfully amended.

Being a portion of the same property conveyed to 151 Nashville Project LP, a Delaware limited partnership, by Warranty Deed from Market Street Apartments, LTD., a Tennessee limited partnership, as to a 95.05% undivided interest, of record in Instrument No. 20190305-0019842 Register's Office for Davidson County, Tennessee, dated February 25, 2019 and recorded on March 05, 2019.

Being a portion of the same property conveyed to 151 Nashville Project LP, a Delaware limited partnership, by Warranty Deed from Jacob ("Jack") May, an unmarried person, of record in Instrument No. 20190305-0019843 Register's Office for Davidson County, Tennessee, dated February 25, 2019 and recorded on March 05, 2019.

Being a portion of the same property conveyed to 151 Nashville Project LP, a Delaware limited partnership, by Warranty Deed from Mary Loventhal Jones, an unmarried woman, as to a 4.95% undivided interest, of record in Instrument No. 20190305-0019844 Register's Office for Davidson County, Tennessee, dated February 26, 2019 and recorded on March 05, 2019.

Being a portion of the same property conveyed to 151 Nashville Project LP, a Delaware limited partnership, by Quitclaim Deed from Jacob ("Jack") May, an unmarried man, of record in Instrument No. 20190305-0019845, Register's Office for Davidson County, Tennessee, dated February 25, 2019 and recorded on March 05, 2019.

Being a portion of the same property conveyed to 151 Nashville Project LP, a Delaware limited partnership, by Quitclaim Deed from (i) Market Street Apartments, Ltd., a Tennessee limited partnership ("MSA"); (ii) Jacob ("Jack") May, an unmarried man ("May"); and (iii) Mary Loventhal Jones, an unmarried woman ("Jones" and, together with MSA and May, collectively, the "Grantor") of record in Instrument No. 20190305-0019846 Register's Office for Davidson County, Tennessee, dated February 25, 2019 and recorded on March 05, 2019.

Being the same property conveyed to Sandra K. Newman, Trustee of the Vine Hill trust U-A Dated 4-2-23 by Special Warranty deed from 151 Nashville Project LP, a Delaware limited partnership of record in Instrument No. 20230425-0030391 Register's Office for Davidson County, Tennessee, dated March 23, 2023 and recorded on April 25, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 160 2nd Avenue South #4001, Nashville, TN 37201, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of June, 2024.

The Vine Hill Trust dated April 2, 2023

By: _____
Sandra K. Newman, Trustee

STATE OF ILLINOIS
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sandra K. Newman, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of The Vine Hill Trust dated April 2, 2023, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 20th day of June, 2024.

_____
Notary Public

My Commission Expires: 12-14-2027

Official Seal
DESIREE M PERALTA
Notary Public, State of Illinois
Commission No. 904891
My Commission Expires December 14, 2027

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 true and exact copy of the original document executed and authenticated according to law on **June 21, 2024**.

Affiant Signature

June 28, 2024

State of TENNESSEE

County of DAVIDSON

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

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25