WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF October, 2024

Notary Public

MY COMMISSION EXPIRES: 10-25-26

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1202807 DEEDWARR
11/07/2024 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20241107-0087051

This area for recording stamp

MST 2024-1454

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosie Krapf	Veterans United Home Loans	133-03-0-003.00
(NAME)	(NAME)	
3211 Southlake Court	1400 Forum Blvd, Ste 18	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Columbia MO 65203	
(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, **EK Real Estate Fund I, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rosie Krapf, unmarried,** 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:

The following described real property located in Davidson County, State of Tennessee and further described as follows:

Being the southeast part of Lot No. 13 on the Map of Southlake, Section 1, as of record in Book 2083, Page 58, Register's Office for said County, as follows:

Beginning at a point in the northwesterly margin of Southlake Drive at the comer of Lots No. 13 and 14; thence with the line between said lots, northwesterly 135.4 feet to the corner of Lot No. 12; thence southwesterly 133.29 feet to a point in the northeasterly margin of Southlake Court, which point is 13.32 feet southeasterly from the common corner of Lots No. 12 and 13; thence with the margin of Southlake Court, southeasterly 14.5 feet to a point continuing southeasterly 68.9 feet to the beginning of a curve; thence around said curve easterly 35.7 feet to the margin of Southlake Drive; thence with the margin of the same, northeasterly 71.3 feet to the point of beginning. (Said description having been taken from said plan as revised and corrected by Surveyors Certificate, of record in Book 2496, page 256.)

Being the same property conveyed to EK Real Estate Fund I LLC, a Limited Liability Company by General Warranty Deed from Rosie Krapf, an unmarried woman of record in Instrument No. 20210323-0038246 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 23, 2021.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 2083, Page 58, and Surveyor's Certificate of Correction of record in

Book 2496, Page 256, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2196, Page 350, in the Register's Office for Davidson County, Tennessee.

This property, known as 3211 Southlake Court, Nashville, TN 37211
(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 30 DAY OF October, 2024.

EK Real Estate Fund I, LLC, a Delaware limited liability company

By Its Sole Member: EasyKnock, Inc.

By: _____

Ed Savidge, Authorized Agent

STATE OF NEW YORK
COUNTY OF Nassau

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Ed Savidge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself, Authorized Agent of EasyKnock, Inc., the sole member of EK Real Estate Fund, LLC a Delaware limited liability company, within named bargainor, a limited liability company, and that Ed Savidge, as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as sole member of the limited liability company.

Witness my hand and official seal, this 30th day of October 2024.

_____
Notary Public

My Commission Expires: 9/7/2025

ELIZABETH QUAGLIARIELLO
Notary Public, State of New York
Registration No. 01QU6421656
Qualified in Queens County
Commission Expires Sep. 7, 2025

True Copy Certification

I, Yvette Meldrum, 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 October 30, 2024

Signature
October 30, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this October 30, 2024

Notary's Signature

My Commission Expires: 10-25-26

