WARRANTY DEED

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of OCTOBER, 2024

Notary Public

MY COMMISSION EXPIRES: 2.28.2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
E&C Investment LLC	NEW OWNER	091-14-0-K-025.00 CO
(NAME)	(NAME)	
999 Green, APT 1505		
(ADDRESS)	(ADDRESS)	
San Francisco, CA 94133		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1203145 DEEDWARR
11/12/2024 08:11:21 AM 3 pgs
Fees: $18.00 Taxes: $3,052.50

20241112-0087496

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, **223 Oceola LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **E&C Investment LLC, a California 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:

Being Unit 25, along with the appurtenant Private Elements, as shown on Plat being Exhibit B of the Declaration for The Chelsea at Oceola, a Townhouse Planned Unit Development, a Horizontal Property Regime, as of record in Instrument No. 20140114-0003605, amended in Instrument No. 202109160124389 and Instrument No. 202208120091610, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Units, together with the By-Laws appended thereto, the aforementioned Plat attached as exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being a portion of the same property conveyed to 223 Oceola, LLC, a Tennessee limited liability company, by Warranty Deed from S&J Oceola, LLC, a Tennessee limited liability company, dated January 27, 2022, of record in Instrument No. 20220131-0010846, Register's Office for Davidson County, Tennessee and to 223 Oceola LLC, a Tennessee limited liability company, by Quitclaim Deed of record in Instrument No. 20220513-0055181, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 223 Oceola Avenue, Unit 25, Nashville, TN 37209
(House Number) (Street) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing Declaration, Plat, By-Laws, Charter and all exhibits thereto in Instrument No. 20210916160124389, as amended in Instrument No. 20210916-0124389, as amended in Instrument No.20220812-0091610, as amended in Instrument No20240403-0023290, as amended in Instrument No20240319-0018878; restrictions and covenants for stormwater facilities and systems in Instrument No. 20220304-0025181; Grant of Easement Distribution in Instrument No. 20230324-0021355; all of record in the Register's Office for Davidson County, Tennessee.

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 hands this 31st day of October, 2024.

223 Oceola LLC, a Tennessee limited liability company

By: Magnolia Tree Investments Inc., Its Manager

By: _____
Matthew Dickstein, Corporate Secretary

State of California
County of _____

Personally appeared before me, a notary public in and for the state and county aforementioned, **Matthew Dickstein** 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 **Corporate Secretary** of **Magnolia Tree Investments Inc., Manager of 223 Oceola LLC, a Tennessee limited liability company** and that he as such **Corporate Secretary,** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as **Corporate Secretary**.

WITNESS my hand and official at _____, California seal this _____ day of October, 2024.

_____

Notary Public
My Commission Expires: _____

PLEASE SEE
NOTARY ATTACHMENT

File No.: 38895

NPatty
31th Oct 2024

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Alameda)

On 31th oct 2024 (Date) before me, Neel Patel Notary public (Here Insert Name and Title of the Officer),

personally appeared Matthew Dickstein (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NEEL PATEL
COMM. #2499525
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Exp. Sept. 12, 2028

Signature NPatel
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907