This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23132-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $695,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of November, 2024.

Notary Public
My Commission Expires: 7/23/28

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Karen Johnson Davidson County
Batch# 1204989 DEEDWARR
11/13/2024 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20241113-0088376

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ten01, LLC 1240 North Lakeview Avenue, Suite 100 Anaheim, CA 92807	New Owner	071 02 0B 003 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Trinity Summit Opportunity Fund, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ten01, LLC, a Tennessee limited liability company**, hereinafter called the Grantee his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 3, TRINITY SUMMIT, as shown on plat of record in Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20220708-0078783, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING a portion of the same property conveyed to TRINITY SUMMIT OPPORTUNITY FUND LLC, a Tennessee limited liability company, by Special Warranty Deed from BRICK CHURCH REALTY, LLC, a Tennessee limited liability company, of record in Instrument No. 20221005-0109813, in the Register's Office for Davidson County, Tennessee, dated September 30, 2022, and record on October 5, 2022.

BEING the same property conveyed to BRICK CHURCH REALTY, LLC, a Tennessee limited liability company, by Quit Claim Deed from DHARMESH PATEL and wife, SUNITA PATEL and BRICK CHURCH REALTY, LLC, a Tennessee limited liability company, of record in Instrument No. 20210325-0039185, in the Register's Office for Davidson County, Tennessee, dated March 24, 2021, and recorded on March 25, 2021.

BEING the same property conveyed to BRICK CHURCH REALTY, LLC, a Tennessee limited liability company, by Deed from DHARMESH PATEL and wife, SUNITA PATEL, of record in Instrument No. 20210325-0039184, in the Register's Office for Davidson County, Tennessee, dated March 24, 2021, and recorded on March 25, 2021.

BEING the same property conveyed to DHARMESH PATEL and wife, SUNITA PATEL, by Warranty Deed from ANTHONY R. BURLS and LINDSAY M. BURLS, husband and wife, of record in Instrument No. 20081001-0099592, in the Register's Office for Davidson County, Tennessee, dated September 19, 2008, and recorded on October 1, 2008.

This is improved property located at: **1241 North Avondale Circle, Unit 117, Nashville, TN 37207**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of November, 2024.

GRANTOR:

Trinity Summit Opportunity Fund, LLC, a Tennessee Limited Liability Company

By: _____
Seth Martin, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Seth Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of Trinity Summit Opportunity Fund, LLC, a Tennessee Limited Liability Company, and that is he authorized by Trinity Summit Opportunity Fund, LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office this 8th day of November, 2024.

_____
Notary Public
My Commission expires: 3/20/2028

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/20/2028

202411130088376

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make 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 November 8, 2024.

Affiant Signature

11/12/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this November 12, 2024

Notary's Signature
My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY