This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23406-TC

STATE OF ~~TENNESSEE~~ ILLINOIS
COUNTY OF ~~DAVIDSON~~ ST CLAIR

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

Affiant

Subscribed and sworn to before me, this the 14th day of November, 2024.

Notary Public
My Commission Expires: 02/01/2025

Karen Johnson Davidson County
Batch# 1206387 DEEDWARR
11/19/2024 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20241119-0089361

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Turn Key Property Providers, LLC 2000 North Illinois Avenue Belleville, IL 62226	North American Financial Corp 375 North Stephanie Street, Bldg 18 Henderson, NV 89014	071 02 0B 002.00

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 **Turn Key Property Providers, LLC, an Illinois Limited Liability Company**, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2 of TRINITY SUMMIT, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing TRINITY SUMMIT, a Horizontal Property Regime, of record in Instrument No. 20220708-0078783, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part 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 05, 2022.

Being a part of the same property conveyed to Brick Church Realty, LLC, a Tennessee limited liability company, by Quitclaim 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 a part of 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.

This is improved property located at: **1241 North Avondale Circle, Unit 119, 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 their 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 14th day of November, 2024.

GRANTOR:

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

By: _____
Seth Martin, 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 14th day of November, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/3/26

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 14, 2024

Affiant Signature

11/15/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this November 15, 2024

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

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY