Name and Address of New Owner:
Zaid Elia
160 2nd Avenue South, Unit 3102
Nashville, TN 37201

Send Tax Bills To:
Verus Residential Loanco, LLC
7900 International Dr., Suite 225
Bloomington, MN 55425

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 093 06 4E 115.00 CO

Karen Johnson Davidson County
Batch# 1238003 DEEDWARR
02/18/2025 10:15:30 AM 4 pgs
Fees: $23.00 Taxes: $13,186.80
20250218-0011691

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Chargerco Properties, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Zaid Elia, a married person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Unit 3102 of the 160 Second Avenue Private Residences Condominium, together with an undivided 0.903% interest in the common elements appurtenant thereto, 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 the same property conveyed to Chargerco Properties, LLC, a Tennessee Limited Liability Company, his/her/their heirs and assigns by Deed dated October 6, 2022 from 151 Nashville Project LP, a Delaware Limited Partnership, recorded November 8, 2022, in Instrument Number 20221108-0119918, in the Official Records of Davidson County, Tennessee.

The address of the herein described property is believed to be 160 2nd Avenue South, Unit 3102, 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.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12 day of February, 2025.

Chargerco Properties LLC

By: Anastasios Sofikitis Revocable Living Trust
dated June 17, 2015, Managing Member

Anas Sofikitis, trustee (SEAL)
By: Anastasios Sofikitis
Its: Trustee

STATE OF Michigan
COUNTY OF Oakland

Before me, Notary Name Dashika D. Hill, of the state and county mentioned, personally appeared Anastasios Sofikitis, Trustee of Anatasios Sofikitis Revocable Living Trust dated June 17, 2015, and Anatasios Sofikitis, Trustee of Anatasios Sofikitis Revocable Living Trust dated June 17, 2015, on behalf of Chargerco Properties LLC, a Tennessee Limited Liability Company, with whom I am personally acquainted or who having proven to me on the basis of satisfactory evidence to be the person whose name is subscribed within this intrument and who acknowledged that he holds the position set forth and that he being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company, by himself as Trustee of Anastasios Sofikitis Revocable Living Trust dated June 17, 2015, and Trustee of Anastasios Sofikitis Revocable Living Trust dated June 17, 2015, and of Chargerco Properties LLC, and that the foregoing instrument is the voluntary act and deed of the Limited Liability Company.

Witness my hand and seal, at office, this 12 day of February, 2025.

Dashika D. Hill
Notary Signature

Printed Name: Dashika D. Hill

My commission expires: 01-25-2026

DASHIKA D HILL
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commision expires January 25, 2026
Acting in the County of Oakland

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,564.000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jan Sofulski trustee

STATE OF Michigan
COUNTY OF Oakland

Sworn to and subscribed before me this 12 day of February, 2025.

Dashika D. Hill
Notary Signature
My commission expires: 01-25-2026

DASHIKA D HILL
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commision expires January 25, 2026
Acting in the County of Oakland

Tennessee Certification of Electronic Document

I, Karla Lolley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on Feb 12, 2025 (date of document).

Affiant Signature

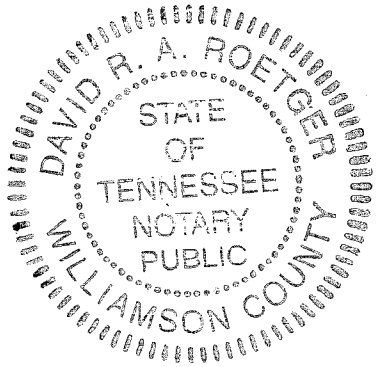
Feb 12, 2025

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 12 day of Feb, 2025



Notary Public

COMMISSION EXPIRES: 6.21.25