THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1257459 DEEDWARR
04/08/2025 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $5,087.50
20250408-0026640

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Regions Beyond, LLC 1117 Cheltenham Avenue Franklin, TN 37064	NEW OWNER	083-09-0-229.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Different Class, LLC, a Tennessee Limited Liability Company** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Regions Beyond, LLC, a Tennessee Limited Liability Company**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 200 South 11th Street, Nashville, TN 37206 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of East Edgefield of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Deborah K. Stokes by Warranty Deed from Ray E. May, an unmarried man, of record in Instrument No. 20210621-0083386 Register's Office for Davidson County, Tennessee, dated June 18, 2021 and recorded on June 21, 2021.
>
> Being the same property conveyed to Different Class LLC, a limited liability company by Warranty Deed from Deborah K. Stokes, a single woman of record in Instrument No. 20230201-0007477 Register's Office for Davidson County, Tennessee, dated January 30, 2023 and recorded on February 01, 2023.
>
> This is improved (X) unimproved ( ) property known as 200 South 11th Street, Nashville, TN 37206.

This conveyance is subject to all restrictions, easements and planning documents of 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

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

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 8th day of April, 2025.

Different Class, LLC, a Tennessee Limited Liability Company

By: Andrew W. Mischke
Andrew W. Mischke, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ashley S. Rudy of the state and county mentioned, personally appeared Andrew W. Mischke, Manager of Different Class, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of Different Class, LLC, the within named bargainor, a Limited Liability Company, and that such Andrew W. Mischke, Manager of Different Class, LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of April, 2025.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 $1,375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 8th day of April, 2025.

Notary Public
My commission expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, **Barbara McGinty**, 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 4-8-2025 (date of document).

Affiant Signature

Date 4-8-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER