Karen Johnson Davidson County
Batch# 1257899 DEEDWARR
04/11/2025 10:54:30 AM 4 pgs
Fees: $23.00 Taxes: $980.50
20250411-0027206

This instrument prepared by Reginald Harrion, Esq., for Smolar Andriko Law Group, 200 Fleet Street, Suite 6100, Pittsburgh, PA 15220 (Main Office), Tennessee Bar ID: 040700

Record and Return to: Advantage Title Company, 2037 Liberty Road, Eldersburg, MD 21784

Order Number: AT-111266

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **1S REO OPPORTUNITY 1, LLC,** a Delaware Limited Liability Company for Two Hundred Sixty-Five Thousand Dollars and 00/100 ($265,000.00) and other valuable consideration paid, warrants the title against all person whomsoever and do(es) hereby convey(s) unto the Grantee(s), **REALTY UP LLC,** whose address is 104 Madison Mill Dr, Nolensville, TN 37135, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

BEING LOT NO. 61, ON THE PLAN OF WOODBERRY PARK, OF RECORD IN BOOK 2133, PAGES 117, 118, AND 119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor(s) do(es) hereby covenant with the Grantee(s) that he/she/they is/are lawfully seized of the above-described real estate, that he/she/they has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

PCLAT-111266DWAR01010103

County Parcel number: 09508016100
Street address of property: 2523 David Court, Nashville, TN 37214
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20250122-0004730 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Realty Up LLC, 104 Madison Mill Dr, Nolensville, TN 37135

Signed this 1 day of April, 20 25.

Signatures of Grantors:

1S REO Opportunity 1, LLC,
a Delaware Limited Liability Company

By: Anjali Mecklai
Its: COO

STATE OF California, COUNTY OF San Francisco, SS:

BE IT remembered That on this 1 day of April, 20 25 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Anjali Mecklai, as COO of **1S REO Opportunity 1, LLC**, a Delaware Limited Liability Company, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

DARRELL EDWARD MOORE
COMM. #2379806
Notary Public · California
Alameda County
My Comm. Expires Oct. 24, 2025

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

PCLAT-111266DWAR01010203

OATH OF CONSIDERATION

I or we, Realty Up LLC, the Affiant(s), hereby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Two Hundred Sixty-Five Thousand Dollars and 00/100 ($265,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 7 day of April, 2025.

Signatures of Affiant(s):

Realty Up LLC

By: _____

Its: _____

Sworn and subscribed before me this 7 day of April, 2025.

_____

Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

PCLAT-111266DWAR01010303

Certificate of Authenticity

I, Holly A. Mason, 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 April 7, 2025.

Affiant Signature

4/7/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 day of April, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026