WARRANTY DEED

Karen Johnson Davidson County
Batch# 1265104 DEEDWARR
04/25/2025 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,964.40
20250425-0032092

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED THIRTY THOUSAND NINE HUNDRED EIGHTEEN AND 82/100 (530,918.82).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
CHERISH SANCHEZ (NAME)	**NEW OWNER** (NAME)	**091-12-0W-002.00-CO**
4007B INDIANA AVENUE NASHVILLE, TN 37209 (ADDRESS)	**151 North West Point Road, PO Box 12130 Cayman Islands** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 25th day of April, 2025, the undersigned, **MRE OZ FUND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **CHERISH SANCHEZ, A SINGLE WOMAN** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **4007 INDIANA AVENUE, B, NASHVILLE, TN 37209** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 4007 Indiana Ave Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190731-0075249 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to MRE OZ Fund, LLC, A Tennessee limited liability company by Warranty deed from Tynelea Partners, GP, A Tennessee General Partnership of record in Instrument No. 20191028-0110335 Register's Office for Davidson County, Tennessee, dated October 24, 2019 and recorded on October 28, 2019.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 25th day of April, 2025.

GRANTOR: MRE OZ Fund, LLC, a Tennessee Limited Liability Company
By: MRE Development Partners, GP, a Tennessee General Partnership

Jon Wagenman its managing partner
By: Jon R. Wagenman, its Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Jon R. Wagenman** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Agent by Consent Action for **MRE OZ Fund, LLC**, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **MRE OZ Fund, LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as Authorized Agent by Consent Action executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Authorized Agent by Consent Action.

WITNESS my hand, at office, on this 25th day of April, 2025.

Notary Public

9-3-26
My Commission Expires

CARSON ADAIR MOURAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 25, 2025

Affiant Signature

4/25/2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 25 day of April, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY