RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QBL-30075-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1265470 DEEDWARR
04/28/2025 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $8,436.00
20250428-0032667

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,280,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2025.

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zvezda 1, LLC 3608 Benham Avenue Nashville, TN 37215	Same address as new owner	071-05-0G-015-00 071-05-0G-010-00 071-05-0G-017-00 071-05-0G-009-00

FOR AND IN CONSIDERATION of the sum of TWO MILLION TWO HUNDRED EIGHTY THOUSAND AND 00/100 Dollars ($2,280,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **WE DEVELOP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **ZVEZDA 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Units No. 508, 506, 494, and 490 of Word 18 at North point, as established by that Declaration of Covenants, Conditions, and Restrictions for Word 18 at North pointe, a Horizontal Property Regime with Private Elements, a Planned United Development, of record in Instrument #20220720-0083026, amended in Instrument #20240503-0032682, and in Instrument #20240814-0061880, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to We Develop, LLC, a Tennessee limited liability company, from J. Word Properties LLC, a Tennessee limited liability company, by Quitclaim Deed dated January 29, 2021 and recorded February 1, 2021 in Instrument #20210201-0013904, said Register's Office.

Being a portion of the same property conveyed to J. Word Properties, LLC, a Tennessee limited liability company, from Trinity Partners, GP, a Tennessee general partnership, by Warranty Deed dated April 5, 2019 and recorded April 15, 2019 in Instrument #20190415-0034076, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Instrument #20220720-0083026, amended in Instrument #20240503-0032682, and in Instrument #20240814-0061880; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 494 West Trinity Lane, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties, the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 25th day of April, 2025.

GRANTOR:

We Develop, LLC, a Tennessee Limited Liability Company

By: John H. Eldridge III
John H. Eldridge, III, Authorized Agent

Commonwealth of Virginia, County of Hanover
~~STATE OF TENNESSEE~~
~~COUNTY OF DAVIDSON~~

On this the 25th day of April, 2025, before me, appeared John H. Eldridge, III, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of We Develop, LLC, a Tennessee limited liability company, and that said instrument was signed on behalf of said We Develop, LLC and said John H. Eldridge, III acknowledged said instrument to be the free act and deed of We Develop, LLC.

WITNESS my hand and seal, this the 25th day of April, 2025.

Notary Public

Andrew Ray Yon
REGISTRATION NUMBER
7769341
COMMISSION EXPIRES
August 31, 2026

Andrew Ray Yon
Printed Notary Name

My commission expires: 08/31/2026

Notarized by USA Notary using online audio / video communication

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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, 25 (date of document).

Jennifer Pennell

April 28, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 28, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

Notary's Seal

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028