Karen Johnson Davidson County
Batch# 1269249 DEEDWARR
05/06/2025 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,321.75
20250506-0035304

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

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Jeremy Ideus 555 Church Street, 2302 Nashville, TN 37219	Alcova Mortgage LLC 308 Market St. SE Roanoke VA 2401	093-06-1C-124.00-CO

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, **Shonam, LLC -2302 Church Street 555, LLC Protected Series LLC, a Tennessee Limited Liability Company** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Jeremy Ideus**, an unmarried man, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 555 Church Street, 2302, Nashville, TN 37219 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. FU-2302, together with the appurtenant interest in the common elements of Cumberland Penthouses, a Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20050405-0037081, Register's Office for Davidson County, Tennessee, as amended and restated by Amended and Restated Master Deed of record in Instrument Number 20050527-0060253, aforementioned Master Deed, as amended and restated.

Being the same property conveyed to Sam A. Karaman, a single man by Warranty Deed from Joseph Degraw, unmarried and Gavin Degraw, unmarried of record in Instrument No. 20210803-0104299 Register's Office for Davidson County, Tennessee, dated July 30, 2021 and recorded on August 3, 2021.

Being the same property conveyed to Shonam, LLC-2302 Church St 555 LLC, Protected Series, a Tennessee series limited liability company by Quitclaim Deed from Sam A. Karaman, a single man of record in Instrument No. 20230123-0005208 Register's Office for Davidson County, Tennessee, dated January 23, 2023 and recorded on January 23, 2023.

This is improved (X) unimproved ( ) property known as 555 Church Street, 2302, Nashville, TN 37219.

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 28th day of April, 2025.

Shonam, LLC -2302 Church Street 555, LLC Protected Series LLC, a Tennessee Limited Liability Company

By: Sam Karaman
Sam Karaman

STATE OF Florida
COUNTY OF Pinellas

Before me, a notary of the state and county mentioned, personally appeared Sam Karaman, Manager of Shonam, LLC -2302 Church Street 555, LLC Protected Series, 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 the Manager of Shonam, LLC -2302 Church Street 555, LLC Protected Series, the within named bargainor, a Limited Liability Company, and that such Sam Karaman of Shonam, LLC -2302 Church Street 555, LLC Protected Series as such Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 28th day of April, 2025.

Notary Signature

MARY MCLOCHLIN
Notary Public - State of Florida
Commission # HH 117072
My Comm. Expires Jun 19, 2025
Bonded through National Notary Assn.

Printed Name: Mary McLochlin

My commission expires: 6/19/25

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Williamson)

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 ~~$630,000.00~~ $627,500 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 30 day of April, 2025

Notary Public
My commission expires: 2-1-27

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Stephanie Glenn, 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 28, 2025 (date of document).

Affiant Signature

4-28-25
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2027

NOTARY'S SEAL

