RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1274066
05/16/2025 10 06 39 AM
Fees $13 00 Taxes $1,942 50

Davidson County
DEEDWARR
2 pgs

20250516-0038660

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF May, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

CHRISTINA HIGGINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/2/2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
The Second Amended and Restated Rogers/LaVoi Trust U/A/D December 18, 2009, as amended and restated on March 30, 2017, and further amended and restated October 5, 2022	NEW OWNER	
(NAME)	(NAME)	103-16-0B-011 00-CO
9118 River Look Lane		
(ADDRESS)	(ADDRESS)	
Fair Oaks, CA 95628		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **GIRL TRIBE VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEBRA E LAVOI, TRUSTEE OF THE SECOND AMENDED AND RESTATED ROGERS/LAVOI TRUST U/A/D DECEMBER 18, 2009, AS AMENDED AND RESTATED ON MARCH 30, 2017, AND FURTHER AMENDED AND RESTATED OCTOBER 5, 2022,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

Land in Davidson County, Tennessee, and being Unit No. 111 as shown on the Plan of Windsor Tower Condominium Apartments, of record in Plat Book 5200, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made, together with an undivided 0.694% interest in the common elements of 4215 Harding Road Homeowners Association as described in Book 5313, pages 338, as amended in Book 8666, Page 789, Instrument No. 20210208-0017527 and Instrument No. 2013127-0127081, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Girl Tribe Ventures, LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20200716-0077928, Register's Office for Davidson County, Tennessee, dated July 14, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 4215 Harding Pike, #111, Nashville, TN 37205
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my hand this 15 day of May, 2025

GIRL TRIBE VENTURES LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY _____

DAPHNE D LARKIN, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Daphne D Larkin, with whom I am personally acquainted and who, upon oath, acknowledged herself to be the Sole Member for Girl Tribe Ventures, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that she is the Sole Member of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member

Witness my hand and official seal this 15 day of May, 2025

Commission expires

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public

CH2025-563