Karen Johnson
Batch # 1275256
05/20/2025 08 15 25 AM
Fees $23 00 Taxes $804 75
Davidson County
DEEDWARR
4 pgs
20250520-0039467

WARRANTY DEED

MAIL RECORDED DEED TO:

MICHAEL L. FERRIN
DAVIS MILES, PLLC
999 EAST PLAYA DEL NORTE, SUITE 510
TEMPE, AZ 85288

OWNER (SEND TAX BILLS TO):

JACK ENTERPRISE, LLC
6026 E SINCLAIR STREET
PHOENIX, AZ 85054

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND 00/100 Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMIE KORUS, an unmarried woman (herein, "Grantor"), whose address is 801 Hillview Heights, Apt. 110, Nashville, TN 37204, hereby sells, transfers and conveys to JACK ENTERPRISE, LLC, an Arizona limited liability company (herein, "Grantee"), whose address is 6026 E. Sinclair Street, Phoenix, AZ 85054, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 801 Hillview Heights, Apt. 110, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid, and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

MAP AND PARCEL: 105 14 01 003.00 C

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

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

GRANTOR:

Jamie Korus

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jamie Korus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

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

[Affix Notary Seal]

KIRA PULLEY
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 664407
Expires March 19, 2028

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-19-2028

OATH OF CONSIDERATION

STATE OF Arizona
COUNTY OF Maricopa

The actual consideration or value, whichever is greater, for this transfer is $217,500 00

Grantee:

Jack Enterprise, LLC, an Arizona limited liability company

By: JKorus
Printed Name: JAMIE KORUS
Title: Managing Member

Subscribed and sworn to under oath before me, this 28th day of April, 2025 by JAMIE KORUS, as Managing Member of Jack Enterprise, LLC, an Arizona limited liability company.

[Affix Notary Seal]

KIRA PULLEY
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 664407
Expires March 19, 2028

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-19-2028

EXHIBIT A

[Legal Description]

Being a certain Condominium Apartment located in Davidson County, Tennessee, being Unit No. 3 of the Studio 1 Lofts Condominiums, a Condominium, created under Title 66, Section 27-201, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Studio 1 Lofts Condominiums, of record in Instrument No. 20140715-0062248, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Studio 1 Lofts Condominiums, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20140715-0062248, said Register's Office, for a more complete identification and description of such Unit.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book as Instrument 20221221-0131758, on December 21, 2022.

PIN NO: 105-14-01-003 00-C

STREET ADDRESS: 801 Hillview Heights, Apt. 110, Nashville, TN 37204

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance, has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from information given to preparer by the parties and/or their representatives, has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated, has not verified the legal existence or authority of any party or person executing the document, has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance, and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer