SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1278543 DEEDWARRSP
05/29/2025 07:25:30 AM 3 pgs
Fees: $18.00 Taxes: $6,649.94
20250529-0041936

File #25-KA-0500-405

(SEAL)
KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,797,282.00.

Megan Paulus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 2025.

Notary Public
MY COMMISSION EXPIRES: 7.7.25

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deepshade Holdings LLC	**Same as New Owner**	
(NAME)	(NAME)	**105-07-2T-405.00-CO**
4100 Monument Corner Drive, Suite 420		
(ADDRESS)	(ADDRESS)	
Fairfax, VA 22030		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

PILLOW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DEEPSHADE HOLDINGS LLC, A VIRGINIA LIMITED LIABILITY COMPANY,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 405 on the Plan of Maslow, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20221104-0119258 as amended in First Amendment of record at Instrument No. 20231208-0094829, Second Amendment of record in Instrument No. 20240417-0027346, and Third Amendment of record in Instrument No. 20240514-0035687, 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 Pillow, LLC, a Tennessee limited liability company by Special Warranty deed from Core Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20221104-0119255 Register's Office for Davidson County, Tennessee, dated November 04, 2022 and recorded on November 04, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
Plan of record in Plat Book N, Page 241, Register's Office for Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument Number 20221104-0119258, First Amendment of record in Instrument No. 20231208-0094829 and Second Amendment of record in Instrument No. 20240417-0027346, and Third Amendment of record in Instrument No. 20240514-0035687Register's Office for Davidson County, Tennessee.
* Easement(s) of record in Book 403, Page 882 in the aforesaid Register's Office.
* Easement(s) of record at Instrument No. 20151208-0123507, in the aforesaid Register's Office.
* Declaration of restrictions and covenants for stormwater facilities and systems of record in Instrument Number 20221117-0122440, in the Register's Office for Davidson County, Tennessee.
* Agreement for Dedication of Public right-of-way of record in Instrument Number 20221228-0132842 & 20221228-0132843, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **500 Merritt Avenue, #405, Nashville, TN 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants with the Grantee that said land is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said land to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

Witness my/our hand(s) this the 27th day of May, 2025.

Pillow, LLC, a Tennessee Limited Liability Company

By:_____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared LOY CARNEY, AUTHORIZED AGENT for PILLOW, LLC, 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 AUTHORIZED AGENT for PILLOW, LLC, the within named bargainor, a Limited Liability Company, and that such LOY CARNEY, AUTHORIZED AGENT for PILLOW, LLC, as such AUTHORIZED AGENT, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as AUTHORIZED AGENT.

Witness my hand and seal this the 27th day of MAY, 2025.

_____
Notary Signature
My commission expires: 7.7.2025

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

True Copy Certification

I, John W. Bishop, 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 this the 27 day of May, 2025.

Affiant Signature
Date 5/27/2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026