Name and Address of New Owner:
1504 18th Avenue LLC
139 Tennyson Drive
Short Hills NJ 07078

Send Tax Bills To:
1504 18th Avenue LLC
139 Tennyson Drive
Short Hills NJ 07078

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1283837 DEEDWARRSP
06/10/2025 01:34:30 PM 6 pgs
Fees: $33.00 Taxes: $23,016.44
20250610-0045588

Map & Parcel No:
104 08 0L 001.00, -101.00, -102.00, -103.00, -104.00, -105.00, -106.00, -107.00, -108.00, -201.00, -202.00, -203.00, -204.00, -205.00, -206.00, -207.00, -208.00, -301.00, -302.00, -303.00, -304.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sunny Meadows, LP**, A Delaware Limited Partnership, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **1504 18th Avenue LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

SEE EXHBIT A

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

recorded on April 17, 2017 and being the same property conveyed to Sunny Meadows, LLC by Warrant Deed from Anne D. Gooch of record as Instrument No. 20170130-0009769 in the Register's Office for Davidson County, Tennessee, dated January 24, 2017 and recorded on January 30, 2017 and being the same property conveyed to Sunny Meadows, LLC by Warranty Deed from Oakland Rentals, LLC of record as Instrument No. 20140530-0046765 in the Register's Office for Davidson County, Tennessee, dated May 27, 2014 and recorded on May 30, 2014 and being the Louis Kyle Draper of record as Instrument No. 20150803-0076656 in the Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 3, 2015

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of May, 2025.

Sunny Meadows, LP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2025, before me personally appeared Akba Arch as General Partner for Sunny Meadows, LP, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of May, 2025.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2026

EXHIBIT A

Condominium Apartments in Davidson, County, Tennessee, being Unit Nos. 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, 208, 301, 302, 303, 304 of Cambridge, a Condominium Development, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Instrument No. 20061214-0154442, corrected by Scrivener's Affidavit of record in Instrument No. 20081003-0100908, amended in Instrument No. 2010616-0046949, Instrument No. 20161219-0133227 and Instrument No. 20170110-0002962, Register's Office for said County, to which some reference is hereby made for more complete details of description, together with the said Apartments appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Sunny Meadows, LP by Warranty Deed from Jessica Larsen of record as Instrument No. 20170329-0030713 in the Register's Office for Davidson County, Tennessee, dated March 24, 2017 and recorded on March 29, 2017 and being the same property conveyed to Sunny Meadows, LP by Warranty Deed from Marland Rentals, LLC of record as Instrument No. 20171030-0111080 in the Register's Office for Davidson County, Tennessee, dated October 26, 2017 and recorded on October 30, 2017 and being the same property conveyed to Sunny Meadows, LLC by Warranty Deed from James B. Okuniewski and Micele L. Okuniewski of record as Instrument No. 20170314-0025039 in the Register's Office for Davidson County, Tennessee, dated March 13, 2017 and recorded on March 14, 2017 and being the same property conveyed to Sunny Meadows, LLC by Warranty Deed from Aram Babaian of record as Instrument No. 20161129-0125221 in the Register's Office for Davidson County, Tennessee, dated November 23, 2016 and recorded on November 29, 2016 and being the same property conveyed to Sunny Meadows, LP by Quitclaim Deed from Fernland Rentals, LLC of record as Instrument No. 20171030-0111076 in the Register's Office for Davidson County, Tennessee, dated October 26, 2017and recorded on October 30, 2017 and being the same property conveyed to Sunny Meadows, LP by Warranty Deed from Margaret J. Hamrick of record as Instrument No. 20170713-0070641 in the Register's Office for Davidson County, Tennessee, dated July 6, 2017 recorded on July 13, 2017 and being the same property conveyed to Sunny Meadows, LP by Quitclaim Deed from Oakland Rentals, LLC of record as Instrument No. 20171030-0111077 in the Register's Office for Davidson County, Tennessee, dated October 26, 2017 and recorded on October 30, 2017 and being the same property conveyed to Sunny Meadows, LP by Quitclaim Deed from Burland Rentals, LLC of record as Instrument No. 20171030-

0111078 in the Register's Office for Davidson County, Tennessee, dated October 26, 2017 and recorded on October 30, 2017 and and being the same property conveyed to Sunny Meadows, LLC by Warranty Deed from Tim Boyd of record as Instrument No. 20161201-0126235 in the Register's Office for Davidson County, Tennessee, dated November 30, 2016 and recorded on December 01, 2016 and being the same property conveyed to Sunny Meadows, LP by Quitclaim Deed from Ashland Rentals, LLC of record as Instrument No. 20171030-0111079 in the Register's Office for Davidson County, Tennessee, dated October 26, 2017 and recorded on October 30, 2017 and being the same property conveyed to Sunny Meadows, LLLC by Quitclaim Deed from Witherspoon Investments, Ltd. of record as Instrument No. 20121115-0105298 in the Register's Office for Davidson County, Tennessee, dated November 5, 2012 and recorded on November 15, 2012 and being the same property conveyed to Sunny Meadows, LP by Warranty Deed from William E. Stack of record as Instrument No. 20170417-0037011 in the Register's Office for Davidson County, Tennessee, dated April 14, 2017 and recorded on April 17, 2017 and being the same property conveyed to Sunny Meadows, LLC by Warranty Deed from Shan-Ren Zhou and wife, Qiao Han of record as Instrument No. 20140902-0079944 in the Register's Office for Davidson County, Tennessee, dated August 29, 2014 and recorded on September 2, 2014 and being the same property conveyed to Sunny Meadows, LP by Warranty Deed Deed from Mitchell S. Greenberg of record as Instrument No. 20170417-0037051 in the Register's Office for Davidson County, Tennessee, dated April 14, 2017 and recorded on April 17, 2017 and being the same property conveyed to Sunny Meadows, LLC by Warrant Deed from Anne D. Gooch of record as Instrument No. 20170130-0009769 in the Register's Office for Davidson County, Tennessee, dated January 24, 2017 and recorded on January 30, 2017 and being the same property conveyed to Sunny Meadows, LLC by Warranty Deed from Oakland Rentals, LLC of record as Instrument No. 20140530-0046765 in the Register's Office for Davidson County, Tennessee, dated May 27, 2014 and recorded on May 30, 2014 and being the Louis Kyle Draper of record as Instrument No. 20150803-0076656 in the Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 3, 2015.

Further, being the same property conveyed by Quitclaim Deed from Parthenon Partners, LLC, as Declarant for Cambridge A Condominium Development to Sunny Meadows, LP, of record as Instrument No 202506100045587, Register's Office for Davidson County, Tennessee.

AFFIDAVIT OF VALUE

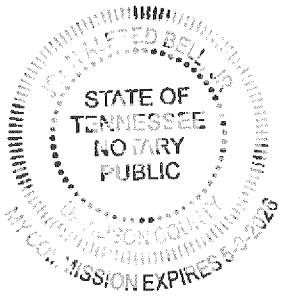
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $6,220,660.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of May, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 May 29, 2025 (date of document)

Regina Sullo

Affiant Signature

June 5, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 5 day of June, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202506100045588