THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250450562** Karen Johnson Davidson County Batch # 1285602 DEEDWARR 06/18/2025 10 14 33 AM 2 pgs Fees $13 00 Taxes $4,625 00 20250618-0047961	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. $1,250,000.00. Affiant Subscribed and sworn to before me, this 17th day of June, 2025 Notary Public My Commission Expires HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 24, 2027

WARRANTY DEED

Address New Owner· NASHCD, LLC 14738 Indigo Lakes Circle Naples, FL 34119	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 02 1Q 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Oak Avenue Development, LLC, a Florida limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **NASHCD, LLC, a Florida limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows·

Certain units located in Davidson County, Tennessee, being Unit A of HOMES AT 843 DEWEES AVENUE, a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 843 Dewees Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20221011-0111220, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Units being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being part of the same property conveyed to Oak Avenue Development, LLC, a Florida Limited Liability Company, by Warranty Deed from Studio Yuda, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230301-0014545, in the Register's Office of Davidson County, Tennessee, dated February 28, 2023, and recorded on March 01, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KIRKWOOD HEIGHTS, THE W.T BERRY ESTATE, SECTION NO. 5, as recorded in Plat Book 1130, Page(s) 22.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20221011-0111220.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1165, Page 360.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20240301-0014311 and Instrument No 20240301-0014313.

Easement recorded in Book 1133, Page 330

This is improved property located at 843A Dewees Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May, 2025

Oak Avenue Development, LLC

By: Stephen Green, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Stephen Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Oak Avenue Development, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity

Witness my hand, at office, this 15th day of May, 2025

Notary Public

My Commission Expires: _____

