Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
Ste. 290
Brentwood, TN 37027
B-25-3088

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of June, 2025

Notary Public

Commission Expires: 9/13/28

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anton RX, LLC 113 South Boyd Street Winter Garden, FL 34787	New Owner	093 06 1E 101.00

Karen Johnson Davidson County
Batch# 1288282 DEEDWARR
06/23/2025 08:03:30 AM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20250623-0048680

WARRANTY DEED

FOR AND IN 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, I/WE,

Oskar Urbanowicz and Natalie Dunham Urbanowicz, husband and wife,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anton RX, LLC, a Limited Liability Company

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, being Unit 101 of the CHURCH STREET LOFTS of THE BANNER BLOCK CONDOMINIUMS, as established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed and By-Laws establishing a Horizontal Property Regime of THE BANNER BLOCK CONDOMINIUMS, of record as Instrument No. 20050527-0060419, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed, of record as Instrument No. 20050927-0115946; by Second Amendment to Master Deed, of record as Instrument No. 20060728-0091581, Register's Office for Davidson County, Tennessee; by Third Amendment to Master Deed, of record as Instrument No. 20060731-0092812, Register's Office for Davidson County, Tennessee; by Fourth Amendment to Master Deed, of record as Instrument No. 20060907-0110529, Register's Office for Davidson County, Tennessee; and by Fifth Amendment to Master Deed, of record as Instrument No. 20061013-0127441, Register's Office for Davidson County, Tennessee, such Fifth Amendment being re-recorded as Instrument No. 20061027-0133858 and Instrument No. 20180315-0024341 and Notice of Adoption recorded in Instrument No. 20240422-0028422, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Oskar Urbanowicz, unmarried, and Natalie M. Dunham, unmarried, by Warranty Deed from DeMedici, LLC, a Tennessee limited liability company, of record in Instrument No. 20120802-0068617, in the Register's Office of Davidson County, Tennessee, dated July 31, 2012 and recorded on August 02, 2012.

Natalie M. Dunham is now known as Natalie Dunham Urbanowicz.

Please see attached Jurat

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 305 Church St 101, Nashville, TN 37201

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 so 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.

Dated this the 17th day of June, 2025.

Oskar Urbanowicz

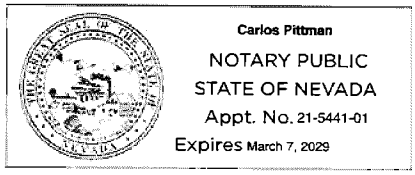
Natalie Dunham Urbanowicz

STATE OF Nevada
COUNTY OF Clark

On this 17th day of June, 2025, before me virtually appeared Oskar Urbanowicz, 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 17th day of June, 2025.

Notary Signature
My commission expires: 03/07/2029



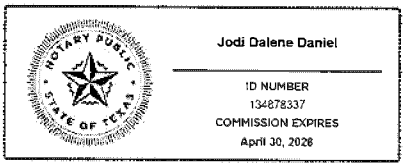
Notarized remotely using audio-video communication technology via Proof.

STATE OF Texas
COUNTY OF Parker

On this 17th day of June, 2025, before me virtually appeared Natalie Dunham Urbanowicz, 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 17th day of June, 2025.

Notary Signature
My commission expires: 04/30/2028



Electronically signed and notarized online using the Proof platform.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Jurat Warranty Deed

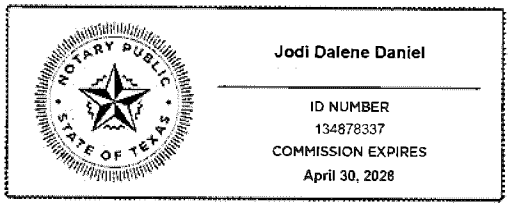
Document Date: 06/17/2025

Number of Pages (including notarial certificate): 2

State of Texas
County of Parker

Sworn to and subscribed before me
on 06/17/2025 by Natalie Dunham Urbanowicz.

Notary Public, State of Texas



Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Joshua A. Terry, 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 6/17/25.

Affiant Signature – Joshua A. Terry

6/20/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/20/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27