BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1288364 DEEDWARR
06/23/2025 09 31 07 AM 2 pgs
Fees $13 00 Taxes $362 60

20250623-0048813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

THIS INSTRUMENT WAS PREPARED BY
Southern Estates Title & Escrow, LLC, 554 Franklin Road, Suite 103, Franklin, TN 37069

File No 25-0187

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO.	MAP/PARCEL NO(S)
Girl Tribe Ventures, LLC	Girl Tribe Ventures, LLC	090-11-0A-149.00-CO
(NAME)	(NAME)	
515 Basswood Avenue P#149	6412 Bressyn Rd	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Nashville TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ninety-Eight Thousand And No/100 Dollars ($98,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES R. KIENZLE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GIRL TRIBE VENTURES, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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 No. P-149 of Rock Harbor Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101 et seq, as amended, Tennessee Code Annotated, and as established by Master Deed, of record in Book 6153, page 421, as amended in Book 6162, page 251, and Book 7369, page 206, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in Common Elements appurtenant to said unit as set forth in said Master Deed, reference is hereby made to the plat of Rock Harbor Condominiums, as of record shown on

Exhibit "C" to the Master Deed in Book 6153, page 463 through 466, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to James R. Kienzle, Unmarried, by Warranty Deed from Larry Drake of record in Instrument No. 20070125-0010153 Register's Office for Davidson County, Tennessee, dated January 23, 2007 and recorded on January 25. 2007.

unimproved ☐
This is improved ☑ property, known as 515 Basswood Avenue P#149, Nashville, TN 37209
(House No) (Street) (P O. Address) (City or Town) (Postal Zip)

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 successors and assigns forever; and we do 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 successors 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.

Witness my hand this 17th day of June, 2025.

James R. Kienzle

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 17th day of June, 2025, before me personally appeared James R. Kienzle, 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 (or person's) free act and deed

Notary Public

My Commission Expires: 10-11-25

JENNIFER D STACEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON