RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd., Suite 203
Franklin, Tennessee 37069
File No.: LTL-30681-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1288497 DEEDWARR
06/23/2025 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $3,113.55
20250623-0049016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $841,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of June, 2025

NOTARY PUBLIC

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Glover 2910 Felicia Street, Unit 5 Nashville, TN 37209	Same address as new owner 231 53rd Avenue North Nashville, TN 37209	092-10-0N-005.00 CO

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED FORTY ONE THOUSAND FIVE HUNDRED AND 00/100 Dollars ($841,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **NEW HORIZON ASSET MANAGER, LLC, A WYOMING LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **JOSEPH GLOVER, A SINGLE MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 5 of Rudy at City Heights, as described in Declaration of Covenants, Conditions and Restrictions for Rudy at City Heights of record in Instrument Number 20191001-0100198, as amended in Instrument Number 20191025-0109452, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to New Horizon Asset Manager LLC from Up Infinite, LLC, a Delaware limited liability company, by Quitclaim Deed dated September 11, 2024, and recorded September 20, 2024, in Instrument Number 20240920-0072997, said Register's Office.

Being part of the same property conveyed to UP Infinite, LLC, a Delaware Limited Liability Company, from UP Partnership, GP, a Tennessee General Partnership, by Quitclaim Deed dated August 27, 2021, and recorded August 30, 2021, in Instrument Number 20210830-0116702, said Register's Office.

Being the same property conveyed to UP Partnership, GP from Rudy at City Heights, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated March 31, 2021, and recorded April 5, 2021, in Instrument Number 20210405-0044283, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 2910 Felicia Street, Unit 5, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties, the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 20th day of June, 2025.

GRANTOR(S)

New Horizon Asset Manager, LLC, a Wyoming Limited Liability Company

BY: Q3O Family Trust dated 2-16-2015, Its Manager

BY: _____
Jon Field, Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 20th day of June, 2025, before me, appeared John Field, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a Trustee of Q3O Family Trust dated 2-16-2015, Manager of New Horizon Asset Manager, LLC, a Wyoming Limited Liability Company, and that said instrument was signed on behalf of said New Horizon Asset Manager, LLC and said Jon Field acknowledged said instrument to be the free act and deed of New Horizon Asset Manager, LLC.

WITNESS my hand and seal, this the 20th day of June, 2025.

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028

_____
Notary Public

Brittany Wood
Printed Notary Name

My commission expires: 10-21-28

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 June 20, 25 (date of document).

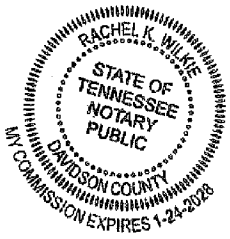
June 23, 25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 23, 2025.

Notary's Signature

My Commission Expires: _____



Notary's Seal