Karen Johnson Davidson County
Batch# 1288574 DEEDWARRSP
06/23/2025 02:29:30 PM 5 pgs
Fees: $28.00 Taxes: $5,550.00
20250623-0049112

STATE OF Wisconsin

COUNTY OF Sheboygan

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,500,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant, Nina Kohler as Member of Grantee

Subscribed and sworn to before me, this the 12 day of March, 2025.

Notary Public Kathryn Muldoon
My commission expires: is permanent

NOTARY PUBLIC KATHRYN A. MULDOON STATE OF WISCONSIN

This Instrument Was Prepared Without the Benefit or Opinion of Title and Upon Recording Return To:
Quarles & Brady LLP, 411 E. Wisconsin Avenue, Suite 2400, Milwaukee, WI 53202,
Attention: Damon McCormick, Esq.

SPECIAL WARRANTY DEED

Address of New Owner(s):	Send Tax Bills to:	Map Parcel Number
Outlook Investments 04, LLC 1112 West Riverside Drive Kohler, WI 53044-1600	New Owner	10408036880

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **OUTLOOK INVESTMENTS, LLC**, a Wisconsin limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer, assign and convey to **OUTLOOK INVESTMENTS 04, LLC**, a Wisconsin limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain property in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This is improved property known as **1701 Villa Place, Nashville, Davidson County, Tennessee.**

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns, forever, AND Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, has the right to convey the same, and that the same is unencumbered, except as otherwise set forth herein. Grantor further covenants and binds itself, and its successors and assigns, to warrant and defend the title to said real estate to Grantee, its successors

and assigns against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise.

[*Signatures on Following Page(s).*]

IN WITNESS WHEREOF, the Grantor named below has executed this instrument to be effective for all purposes as of 12 day of March, 2025.

GRANTOR:

OUTLOOK INVESTMENTS, LLC, a Wisconsin limited liability company

By: _____
Name: Nina Kohler
Its: Manager

STATE OF Wisconsin)

COUNTY OF Sheboygan)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Nina Kohler, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Manager of OUTLOOK INVESTMENTS, LLC, a Wisconsin limited liability company, and that as such Manager acknowledged that he executed the foregoing instrument as her free act and deed for the purposes therein contained.

Witness my hand and seal, at office in _____, _____, this the 12 day of March, 2025.

_____
NOTARY PUBLIC

My Commission Expires: is permanent (seal)

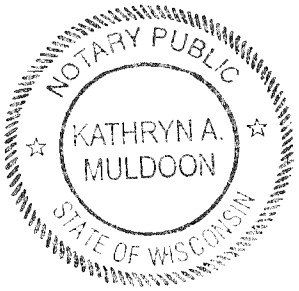


EXHIBIT A

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of the subdivision of Lot No. 53 of the O. B. Hayes Plan, of record in Book 21, Page 87, Register's Office for said County, described as follows:

Beginning at a point in the Westerly margin of Villa Place, the southeast corner of Lot No. 53 of said plan; thence Northerly 60 feet to a point; thence Westerly 150 feet to the Easterly line of an alley, thence with the line of the same Southerly parallel to the Westerly line of Villa Place 60 feet; thence Eastwardly. along the Southerly line of Lot No. 53, 150 feet to the point of beginning.

Being the same property conveyed to Outlook Investments, LLC, a Wisconsin limited liability company, by Warranty Deed from Hancock Investment Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20241119-0089428, in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Damon McCormick, 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 March 20, 2025.

Date

Affiant Signature

March 20, 2025

Date

State of Wisconsin

County of Milwaukee

Sworn to and subscribed before me this 20 day of March, 20 25.

Notary's Signature

My Commission Expires: Permanent

Date

Notary's Seal (if on paper)

