Send tax bills to:
GREGORY CLARK LURIE JR.
200 GREENBRANCH COURT
NASHVILLE, TN 37207

Name and address of new owner:
GREGORY CLARK LURIE JR.
200 GREENBRANCH COURT
NASHVILLE, TN 37207

Karen Johnson Davidson County
Batch# 1289187 DEEDWARR
06/24/2025 10:40:30 AM 5 pgs
Fees: $28.00 Taxes: $832.50
20250624-0049589

This instrument prepared by:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
MAINSTAY NATIONAL TITLE
3097 SATELLITE BLVD., STE. 600, BUILDING 700
DULUTH, GA 30096
File No. MNT-585178

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 060 11 0A 019.00

WARRANTY DEED

This Deed executed this 3rd day of June 20 25, for good consideration of Two Hundred Twenty-Five Thousand and 00/100 Dollars **($225,000.00)**, I (We) **CONREX ML PORTFOLIO 2019-01 OPERATING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 997 MORRISON DRIVE, SUITE 402, CHARLESTON, SC 29403, hereby bargain, deed, and convey to **GREGORY CLARK LURIE JR., UNMARRIED** whose mailing address is 200 GREENBRANCH COURT, NASHVILLE, TN 37207, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Pine Ridge Section 2, as of record in Book 6900, page 484, Register's Office for said County, to which plan reference is here made for a complete description thereof.

Being the same Property conveyed from SFR MT LLC, A DELAWARE LIMITED LIABILITY COMPANY, to CONREX ML PORTFOLIO 2019-01 OPERATING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20191126-0122490, Recorded on 11/26/2019, in the Register's Office for DAVIDSON County Records.

APN: 060 11 0A 019.00
Property Address: 200 GREENBRANCH COURT, NASHVILLE, TN 37207
This instrument was prepared without the benefit of a title examination.

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

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

Witness our hand this 3 day of June, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CONREX ML PORTFOLIO 2019-01 OPERATING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: _____
Name: Lexy Waring
Title: Authorized Signatory

STATE OF South Carolina)
COUNTY OF Charleston)

The foregoing instrument was acknowledged before me this 3 day of June, 20 25, by Lexy Waring, who is personally known to me (or satisfactorily proven) to be the Authorized Signatory of **CONREX ML PORTFOLIO 2019-01 OPERATING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY** and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

_____
Notary Public
My Commission Expires: 9/03/2034

JASMINE MOORE
NOTARY PUBLIC
STATE OF SOUTH CAROLINA
MY COMMISSION EXPIRES 09/03/2034

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 225,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Brown
Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 3rd day of June , 20 25 .

NOTARY PUBLIC
My Commission Expires: 04/10/2027

STATE OF GEORGIA NOTARY PUBLIC
LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address: 200 Greenbranch Court, Nashville, TN 37207

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Cyndi Van Campen, 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 3, 2025 (date of document).

Affiant Signature

June 3, 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 3rd day of June, 2025,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

