WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 595,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of June, 2025.

Notary Public

COMMISSION EXPIRES: 11/15/28

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1290367 DEEDWARR
06/26/2025 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20250626-0050248

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randal S. Smith Jonathan A. Word	New Owner	071-16-0I-003-00
(NAME)	(NAME)	
408 Douglas Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Pivot Holdings TN, LLC, a Delaware Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randal S. Smith, a single woman, and Jonathan A. Word, a single man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, 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 C as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for 1220 North 5th Street Townhomes, a Horizontal Property Regime with Private Elements, pursuant to Tennessee Code Annotated Section 66-27-101, et seq., as amended, of record in Instrument No. 20201118-0136049, as amended in Instrument No. 20210317-0035445, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1220 North 5th Street Townhomes, a Horizontal Property Regime, the plat filed at Exhibit "C" and By-laws appended thereto as Exhibit "B," said Register's Office, are incorporated herein by reference and made a part hereof the same as thought copied herein, together with the undivided percentage interest in the common elements and voting percentages appurtenant to said unit as set forth in said Declaration.

Being the same property conveyed to Pivot Holdings TN, LLC from Shamso Ali and Ramla Mohamed by Decree for Redemption of Chancery Court for Davidsion County, Tennessee, in Tax Civil Action No. 23-0416-IV, (Maria M. Salas, Chancery Court Clerk) of record in Instrument No. 20250407-0026306, recorded April 7, 2025, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **408 Douglas Avenue** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) (State) **37207** (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 heirs, 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 heirs, 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 our hands this 13th day of June, 2025.

Pivot Holdings TN, LLC, a Delaware Limited Liability Company

By: _____
Rick Wells, Member

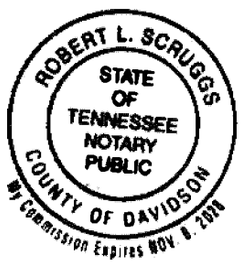
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Rick Wells** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Member of Pivot Holdings TN, LLC**, (the "Company") the within named bargainor, a limited liability company, and that as such Member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as a Member

WITNESS my hand and seal this 13th day of June, 2025.

_____
Notary Public

Commission Expires: _____



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 6/13/25.

Affiant Signature – Joshua A. Terry

6/18/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/18/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27