Karen Johnson Davidson County
Batch# 1295427 DEEDWARR
07/09/2025 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20250709-0053973

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64135
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Golden Sun Real Estate Holding LLC 899 Curtiswood Lane Nashville, TN 37204	**Golden Sun Real Estate Holding LLC** 899 Curtiswood Lane Nashville, TN 37204

TAX MAP PARCEL NUMBERS: 104120J00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,300,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **1701 Portland, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Golden Sun Real Estate Holding LLC,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 1, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restricitions for Portland Place of record in Instrument No. 20240725-0056472 amended in Instrument No. 20240726-0056851, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to 1701 Portland, LLC, a Tennessee limited liability company, by Special Warranty Deed from Mary F. McMillen; Martha F. Thompson; Michael J. McMillen; Martha F. Thompson, Trustee of the Berry H. Thompson Tennessee Bypass Trust; Jennifer E, McMillen; Eric T. McMillen; and Stuart C. Thompson, dated March 16, 2024, and recorded on March 26, 2024, of record in Instrument Number 20240326-0020917, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20240725-0056472 amended in Instrument No. 20240726-0056851, said Register's Office, which Plan shows minimum building set back lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20240725-0056472, amended in Instrument No. 20240726-0056851, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Agreement for Dedication of Public Right of Way of record in Instrument No. 20240701-0049176 and Instrument No. 20240701-0049177, said Register's Office.

This is improved property, known as 1701 A Portland Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of July, 2025.

1701 Portland LLC

By: _____
Joshua Hunt Ritter, Manager

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared **Joshua Hunt Ritter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Manager of **1701 Portland, LLC,** the within named bargainor, a Tennessee limited liability company, and the execution of the foregoing instrument as such Manager for the purposes therein contained, by signing in the name of the limited liability company as such Manager.

Witness my hand and official seal on July 7, 2025.

_____
Notary

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00.

_____
Affiant

Sworn and subscribed before me this 7th day of July, 2025.

_____
Notary

My Commission Expires: 12-19-2028

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 7. 2025.

Affiant Signature

9th day of July, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

