Karen Johnson Davidson County
Batch# 1299781 DEEDWARR
07/18/2025 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20250718-0056831

Name and Address of New Owner:
Alexis Burton and Ethan Burton-Nash
3523 Chesapeake Drive
Nashville, TN 37207

Send Tax Bills To:
Alexis Burton and Ethan Burton-Nash
3523 Chesapeake Drive
Nashville, TN 37207

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, TN 37206

Map & Parcel No: 050 10 0A 013.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **02 Nashville, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alexis Burton, and Ethan Burton-Nash, as tenants in common** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 13, Lot No. 7 on the Plan of PHASE I, SECTION ONE, CHESAPEAKE HOMES, as shown on the plat of the same of record in Plat Book 5800, Page 165, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to O2 Nashville, LLC, by Warranty Deed from Hidden Trail Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20200925-0110597, in the Register's Office of Davidson County, Tennessee, dated September 23, 2020, and recorded on September 25, 2020.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of July, 2025.

02 Nashville, LLC, a Limited Liability Company

By: _____ (SEAL)
Shahram Elghanayan

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ New York

Before me, Jeanine Burgos of the state and county mentioned, personally appeared Shahram Elghanayan of 02 Nashville, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Shahram Elghanayan of 02 Nashville, LLC, the within named bargainor, a Limited Liability Company, and that such Shahram Elghanayan of 02 Nashville, LLC as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing member.

Witness my hand and seal, at office in Ny, NY, this 9th day of July, 2025.

Jeanine Burgos
Notary Signature

Printed Name: Jeanine Burgos

My commission expires: 06/09/2029

JEANINE BURGOS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BU0038273
Qualified in Rock County
Commission Expires June 9, 2029

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ New York

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

Notary Signature
My commission expires: 07/09/2025

JEANINE BURGOS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BU0038273
Qualified in Rock County
Commission Expires June 9, 2029

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 9, 2025

July 18, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICALYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 18 day of July, 2025.

Notary Public:

My Commission Expires: 7.6.26