This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1302674 DEEDWARR
07/25/2025 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20250725-0059080

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $275,000.00.

Affiant

Subscribed and sworn before me this the 25th day of July, 2025.

Notary Public
My commission expires:

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
FJ Pads, LLC 50 W Liberty Street Suite 100 Reno, NV 89501	New Owner	093-05-2B 038.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ALAN WHITELAW AND SHANNA WHITELAW, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to FJ PADS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 606, Bennie Dillon Condominium, as established under Master Deed of record in Instrument No. 20051215-0150617, amended in Instrument No. 20060801-0093636, Instrument No. 20110513-0036910, and Instrument No. 20110822-0064679, Attorney's Certificate in Instrument No. 20051215-0150619, and further amended in Instrument No. 20060801-0093636, Instrument No. 20110513-0036910, Instrument No. 20110725-0056667, Instrument No. 20120927-0087986, Instrument No. 20121217-0116226, Instrument No. 20181211-0120581, Instrument No. 20200909-0102595, Instrument No. 20230301-0014461, and Instrument No. 20240403-0023532, as corrected in Instrument No. 20240408-0024825, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Alan Whitelaw and Shanna Whitelaw, husband and wife, by deed dated 03/07/2019, from Jonathan Provins, a single man, of record in Instrument No. 20190308-0021601, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 700 Church St. #606, Nashville, TN 37203.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs 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 my hand this the 25th day of July, 2025.

Alan Whitelaw

Shanna Whitelaw

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alan Whitelaw and Shanna Whitelaw, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of July, 2025.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 25, 2025 (date of document)

Regina Sullo

Affiant Signature

July 25, 2025

Date

State Of TN

County of Davidson

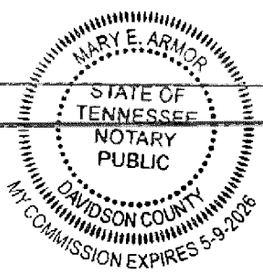
Sworn and subscribed before me this 25 day of July, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



202507250059080