**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 250651400**

Karen Johnson Davidson County
Batch # 1302820 **DEEDWARR**
07/28/2025 10 28 35 AM 2 pgs
Fees $13 00 Taxes $14,800 00
20250728-0059287

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $4,000,000 00

Affiant

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

Notary Public
My Commission Expires

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2026

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Michael Cunnion and Jean Cunnion<br>4340 Sneed Road<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>130 08 0 059.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Infinity Rose, LLC, a New York Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Cunnion and Jean Cunnion, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Southerly one-half of Lot No,18 on the Plan of BELLE MEADE ANNEX SUBDIVISION, as of record in Plat Book 547, Page 66, Register's Office for said County.

Said Part of Lot No. 18 fronts 100 feet on the Easterly side of Sneed Avenue and runs back between parallel lines, 300 feet to a deadline.

Being the same property conveyed to Infinity Rose, LLC, a New York Limited Liability Company, by Warranty Deed from James Michael Blankinship and Heather Blankinship, husband and wife, of record in Instrument No. 20240320-0019162, in the Register's Office of Davidson County, Tennessee, dated March 08, 2024, and recorded on March 20, 2024.

Being the same property conveyed to James Michael Blankinship and Heather Blankinship, husband and wife, by Warranty Deed from Annis Morison Marney, as Executrix of the Estate of Samuel Rowe Marney Jr., of record in Instrument No. 20220815-0092264, in the Register's Office of Davidson County, Tennessee, dated August 12, 2022 and recorded on August 15, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLEMEADE ANNEX SUBDIVISION, as recorded in Plat Book 547, Page(s) 66.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 4340 Sneed Road Nashville TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 25th day of July, 2025

Infinity Rose, LLC,

By: _____
Laura Prepon, Member

By: _____
Jon Harris, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Laura Prepon with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a member (or other officer authorized to execute the instrument) of Infinity Rose, LLC, a New York Limited Liability Company, the within named bargainor, and that she as such member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid member

Witness my hand and official seal, at office in Nashville, Tennessee, this 24th day of July, 2025.

_____
Notary Public

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Jon Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized agent (or other officer authorized to execute the instrument) of Infinity Rose, LLC, a New York Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent.

Witness my hand and official seal, at office in Nashville, Tennessee, this 24th day of July, 2025.

_____
Notary Public

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027