THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751629**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $540,000.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2025. Notary Public My Commission Expires: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1303589 DEEDWARR
07/30/2025 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20250730-0060192

WARRANTY DEED

Address New Owner: Eliana Forte and Tyler Forte 5100 Michigan Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 07 3D 001.00

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, **Bloc 51, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eliana Forte and Tyler Forte, wife and husband**, ("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 Unit Number 1A of the Homes at 5100 Michigan Avenue, as shown on the site plan attached as Exhibit A to the first amendment to the Declaration of Covenants, Conditions and Restrictions for Homes at 5100 Michigan Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190829-0087497, amending Instrument No. 20160127-0007737 then as amended in Instrument No. 20250714-0055409, Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Parcel 1:
5100 Michigan Avenue
Beginning at a point in the West right of way of 51st Avenue North; thence S 01°07'04" E, 91.88 feet to a point; thence S 87°57'05" W, 59.84 feet to a point; thence N 01°09'49" W, 92.55 feet to a point; thence N 88°35'53" E, 59.91 feet to the Point of Beginning; Containing 0.12 acres, more or less..

Being part of the same property conveyed to Bloc 51, LLC, a Tennessee limited liability company, by Special Warranty Deed from Michigan Avenue Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20211209-0163572, in the Register's Office for Davidson County, Tennessee, dated December 2, 2021 and recorded on December 9, 2021.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NO. 1 PLAN OF WEST NASHVILLE, as recorded in Plat Book 57, Pages 74 and 75.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160127-0007737 as amended in Instrument No. 20190829-0087497 and Instrument No. 20250714-0055409.

This is improved property located at 5100 Michigan Avenue Nashville TN 37209

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 28th day of July, 2025.

Bloc 51, LLC, a Tennessee limited liability company

BY: _____, Member
Brian Michael Barron, Member

BY: _____, Member
Kylie Brookes Barron, Member

STATE OF ~~TENNESSEE~~ Ky)
COUNTY OF ~~DAVIDSON~~ Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Michael Barron and Kylie Brookes Barron, with whom I am personally acquainted, and who acknowledged themselves to be the Members of Bloc 51, LLC a Tennessee limited liability company, the within named bargainer, and that they as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Members.

Witness my hand, at office, this 28th day of July, 2025.

Lisa R Dunham
Notary Public
My Commission Expires: 11/02/2028

Lisa R Dunham
NOTARY PUBLIC
Commonwealth of Kentucky
Commission Number KYNP17894
My Commission Expires 11/02/2028

Certificate of Authenticity

I, Holly A. Mason, 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 29 2025.

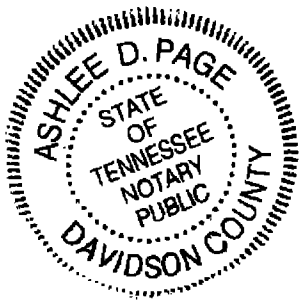
Affiant Signature

7/29/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of July, 2025.

Notary's Signature (Notary Seal)



My Commission Expires: 9/7/2026