Name and Address of New Owner
Stephanie Balkovec and Rachel Balkovec
425 E. 15th St., Unit 6H
New York, NY 10009

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-25-906

Karen Johnson Davidson County
Batch # 1304992 DEEDWARR
08/01/2025 11 04 15 AM 2 pgs
Fees $13 00 Taxes $1,968 40
20250801-0061103

Map & Parcel No. 082-04-0-369 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, **906 Granada, 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 **Stephanie Balkovec, an unmarried woman, and Rachel Balkovec, an unmarried woman, as tenants in common with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being the Easterly 12 feet of Lot Numbers 1 and 2 and the Northerly 3 feet of the Easterly 12 feet of Lot No 3, on the Plan of Lookaway Subdivision, as of record in Book 843, Page 51, and part of a 2.19 acre tract on the Plan of James Burns Subdivision as of record in Book 421, Page 40, Register's Office for said County, described together as follows

Beginning on the Southerly margin of Granada, formerly Grand Avenue, at a point 131 feet East of the Easterly margin of McFerrin Avenue, as widened, thence at right angles Southwardly 110 feet; thence at right angles Eastwardly 60 feet, thence at right angles Northwardly 110 feet to the Southerly margin of Granada Avenue, thence with said Avenue Westwardly 60 feet to the beginning.

Being the same property conveyed to Sean Patton by Warranty Deed from James W White of record in Instrument No. 20140513-0040770 Register's Office for Davidson County, Tennessee, dated May 9, 2014 and recorded on May 13, 2014.

Being the same property conveyed to 906 Granada, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Sean Patton, of record in Instrument No 20160315-0024346, Register's Office for Davidson County, Tennessee, dated March 2, 2016 and recorded on March 15, 2016

Being improved property known as 906 Granada Avenue, Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT, ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON, THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE, AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 29th day of July, 2025

906 Granada, LLC, a Tennessee Limited Liability Company

By._____
Justin Tarr, Sole Member and Manager

State of Tennessee
County of Davidson

Before me, Ashlynn Hengemihle of the state and county mentioned, personally appeared Justin Tarr, Sole Member and Manager 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 theSole Member and Manager of 906 Granada, LLC, the within named bargainor, a Limited Liability Company, and that as such Sole Member and Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member and Manager

Witness my hand, at office, this 29th day of July, 2025.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Notary's Signature
My commission expires. 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $532,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

(Affiant)

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

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

Notary Public
My commission expires: 05/08/28
File No. GNT-25-4113